



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 28, 2017
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Meeting Date: December 12, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 58 West Hastings Street

RECOMMENDATION

- A. THAT the application by the Vancouver Chinatown Foundation (prospective leaseholder) on behalf of the City of Vancouver (property owner) and Vancouver Coastal Health (prospective healthcare operator) to rezone 58 West Hastings Street [*PID 027-736-032; Lot 1, Block 29, District Lot 541, Group 1, New Westminster District Plan, BCP39144*] from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 5.00 to 6.40 to allow for the construction of an 10-storey mixed-use building with commercial uses and an integrated health services centre on floors one to three, and residential units above, all of which will be secured social housing, be referred to a Public Hearing, together with:
- (i) plans prepared by W. T. Leung Architects Inc., received October 5, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Sign By-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.

- F. THAT Recommendations A through E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 58 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 10-storey mixed-use building with commercial and medical office uses on floors one to three with 231 units of social housing above. This application is being considered under the *Downtown Eastside Plan (DTES Plan)*. If approved, the application would contribute to the

City's social housing goals, as identified in the *Housing and Homelessness Strategy* and in the *DTES Plan*.

As part of the Emerging Directions from the City of Vancouver's new *Housing Vancouver Strategy*, the City has committed to prioritize affordable housing projects through the approval process in order to deliver more affordable housing at a faster pace. This application is one of the sites being processed through the City's new pilot affordable housing priority process.

Staff have assessed the application and conclude that it is generally consistent with the *DTES Plan* with regard to the proposed use and form of development, subject to design development and enactment conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Downtown Eastside Plan (2014)
- Rezoning Policy for the Downtown Eastside (2014)
- Downtown Official Development Plan (1975, last amended 2015)
- Victory Square Policy Plan (2005)
- Victory Square Guidelines (2006)
- Housing Vancouver Strategy (2017)
- Housing and Homelessness Strategy (2011)
- Housing Vancouver Emerging Directions (2017)
- Housing Plan for the Downtown Eastside (2005)
- High-Density Housing for Families with Children Guidelines (1992)
- Guidelines For New Development Adjacent To Hotels And Rooming Houses (1982, last amended 1991)
- Micro Dwelling Policies and Guidelines (2014)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Urban Agriculture Design Guidelines for the Private Realm (2009)
- Motion: Measures to Expedite Affordable Housing (2016)
- Healthy City Strategy (2015)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2014)
- Financing Growth Policies (2003)
- Development Cost Levy By-law (2008, last amended 2015)
- Financing Growth Policies (2003)
- Public Art Policies for Rezoned Developments (2014)

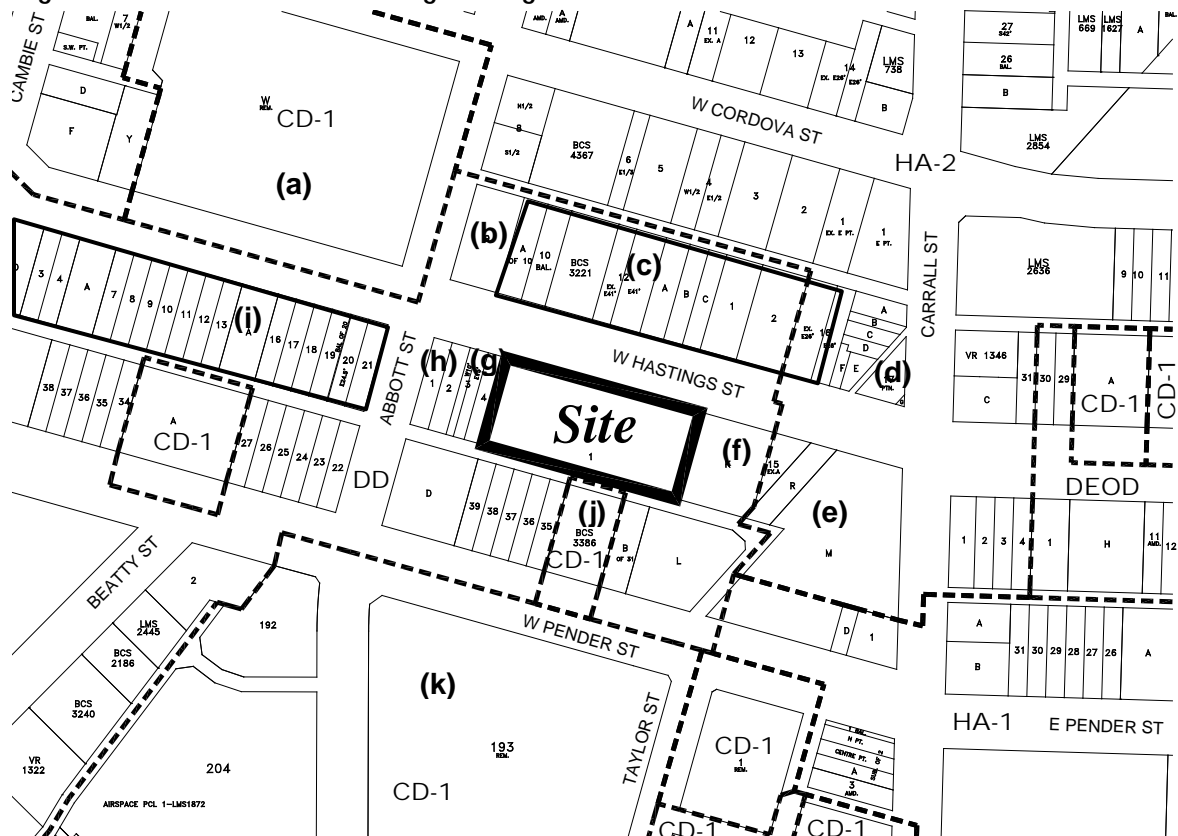
REPORT

Background/Context

1. Site and Context

The subject site is located mid-block on the south side of West Hastings Street, between Abbott and Carrall streets. This 2,993.8 sq. m (32,226 sq. ft.) site has a frontage of 81.8 m (269 ft.) on Hastings Street and a depth of 36.6 m (120 ft.). The site is comprised of one legal lot and is currently undeveloped.

Figure 1 - Site and surrounding zoning



The blocks surrounding the subject site contain a mixture of commercial, office and mixed-use buildings, some containing social housing, ranging from one to 32 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) 103 Cordova Street ("Woodward's Building") - a mixed-use development with a 32-storey market strata tower and social housing, built in 2009.
- (b) 95 West Hastings Street - a rezoning application for a 10-storey mixed-use building with 132 units of secured market rental housing.
- (c) The balance of this block of West Hastings has retained its historic streetscape.

- (d) 399 Carrall Street ("Pioneer Place - Pigeon Park") - a popular Downtown Eastside gathering place.
- (e) 425 Carrall Street ("BC Electric Building").
- (f) 20 West Hastings Street ("Portland Hotel") - 88 unit supportive housing building.
- (g) 74 West Hastings Street ("Grand Union Hotel").
- (h) 404 Abbott Street ("Abbott Mansions").
- (i) The 100 south block of West Hastings has retained its historic streetscape.
- (j) 33 West Pender Street ("Loft 33") - a nine-story market strata residential building, built in 2009.
- (k) 88 West Pender Street - "International Village" retail, cinema and residential complex.

2. Policy Context

Downtown Eastside Plan — In March 2014, Council approved the *Downtown Eastside Plan (DTES Plan)*. The *DTES Plan* guides future private and City investment and partnerships towards achieving integrated development that meets the needs and priorities of the whole community. It strategically aligns core community values, City objectives, and sound planning principles to provide clarity and certainty about where and how new growth will be managed using an innovative approach that has been supported by the community. The Plan's policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver's most vulnerable citizens.

The subject site is located in the Victory Square area of the *DTES Plan*. In this area, *DTES Plan* policy supports the continuation of Victory Square as a mixed-use neighbourhood. This area is to include a mix of housing types, including market residential, social housing, secure market rental housing, and affordable home ownership.

Rezoning Policy for the Downtown Eastside — In March 2014, Council approved the *Rezoning Policy for the Downtown Eastside*. For sites in the Victory Square area, rezoning may be considered in accordance with the *Victory Square Policy Plan* and the *DTES Plan*, which allow rezoning to be considered for market projects providing public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation.

Housing and Homelessness Strategy — In July 2011, Council approved the *Housing and Homelessness Strategy 2012-2021*, which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. The priority actions that are relevant to this application include: refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing; and use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Housing Vancouver (2017) — The City's new 10-year strategy, *Housing Vancouver*, is currently in preparation with the aim of improving housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposal and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes

target, 12,000 units are targeted for social and supportive housing. This application will make a significant contribution towards the City's social and supportive housing targets. The completed Housing Vancouver Strategy was approved by Council on November, 29 2017.

As part of the Emerging Directions report, the City has committed to prioritize affordable housing projects through the approval process in order to deliver more affordable housing at a faster pace. The goal of this process is to reduce the approval timeline for affordable housing projects. There are three primary objectives:

1. Increase delivery of affordable housing;
2. Improve coordination of internal processes; and
3. Enhance relationships with non-profits, private and public agencies that deliver affordable housing.

This application is one of the projects being processed through the City's new pilot affordable housing priority process.

Victory Square Guidelines — In April 2006, Council approved the *Victory Square Guidelines*, which anticipate conservation and retention of the existing scale, form and fabric of Victory Square's heritage environment while encouraging a sensitive, creative and contemporary approach to new construction within the heritage context.

Victory Square Policy Plan — In July 2005, Council approved the *Victory Square Policy Plan*, which anticipate retention of the area's heritage buildings, scale and character; improvement of existing low-income housing; revitalization without displacing low-income residents; and partnership with the community. Relevant to this application is the objective of providing of a range of housing types, including an increase in the number of market units, rental and affordable homeownership options, as well as a revitalized commercial-retail business area, with an increased level of commercial activity serving existing and new residents.

Guidelines for New Development Adjacent to Hotels and Rooming Houses — In July 1982, Council adopted the *Guidelines for New Development Adjacent to Hotels and Rooming Houses* to ensure new developments will not limit or block light and air access to existing residential buildings which may have primary windows at or near interior property-lines.

Micro Dwelling Policies and Guidelines — In March 2014, Council approved the *Micro Dwelling Policies and Guidelines*. Micro dwelling units are new self-contained units (with private bathrooms and kitchens), intended for single occupancy, which are smaller than 29.7 sq. m (320 sq. ft.) and may be as small as 23.2 sq. m (260 sq. ft). The guidelines provide for the creation of new livable, affordable micro dwelling rental units in the Downtown Eastside. The aim is to provide flexibility to achieve the City's affordable housing objectives for replacement housing for low-income single living in Single Room Occupancy (SRO) hotels and for affordable housing for moderate income renters in the Downtown Eastside.

3. Background

58 West Hastings Street became vacant in 2008, following demolition of the five commercial buildings on the site, including a music studio, a pawn shop, and Field's discount store. The site was transferred to the City as a non-market housing site as part of the public benefits package from the CD-1 rezoning of 998 Expo Boulevard (Concord 5B West). The site was

identified throughout the Downtown Eastside planning process as a key opportunity to provide new social housing. In the interim, the site is being used by the Portland Hotel Society to run a community garden, and for other community programming and festivities.

58 West Hastings Street has long been the focus of demand for social housing by community activists in the Downtown Eastside. In 2008, prior to the transfer of the site to the City, activists and residents protested a proposal by Concord Pacific to develop a market condo project on the site. During the 2010 Winter Olympics, the property was occupied by the *Olympic Tent City*. From 2011-2012 the Downtown Eastside Neighborhood Council organized its “Ten Sites” campaign, identifying 58 West Hastings Street as one of its key properties. More recently, in 2016 the site was occupied by the *Our Homes Can’t Wait* Homeless Encampment.

On August 2, 2016 Mayor Gregor Robertson met with representatives of the tent encampment and the *Our Homes Can’t Wait* campaign at the Carnegie Centre to discuss the growing housing crisis in Vancouver and to hear community concerns about the loss of rental housing affordable to those people on income assistance or pensions. In response, a commitment was made by the Mayor to work with the neighbourhood on new, community-controlled social housing at 58 West Hastings Street and to target 100% of the units at the site to be rented at the shelter component of income assistance or at pension rates for seniors.

Strategic Analysis

1. Proposal

The application is to rezone the City-owned site at 58 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 10-storey mixed-use building, with commercial retail units and integrated health services on the ground floor, medical clinics and offices on the second and third floors, and with seven storeys of social housing above.

2. Land Use

The proposal includes 13,145.2 sq. m (141,499 sq. ft.) of residential floor area, to be secured as social housing, along with 1,716.6 sq. m (5,632 sq. ft.) of commercial space at grade and 6,467.6 sq. m (69,620 sq. ft.) of area dedicated to the proposed integrated health services centre. The existing zoning is area “C2” of the Downtown District, with land use regulated by the *Downtown Official Development Plan* (DODP). The DODP is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the Downtown District (DD) zoning district (no amendments to the DODP are required) and as a result the DODP no longer applies to the rezoned site. Although no longer part of the DODP, the relevant urban design and land use policy considerations (in this case the *Victory Square Guidelines*) are applied where appropriate to the new CD-1.

The boundaries of DODP area C2 are consistent with those of the Victory Square area of the *Downtown Eastside Plan* (DTES Plan). To encourage a range of new housing units, including market and non-market housing, policy in this area allows consideration of rezoning applications to achieve public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation. Since the site has a frontage of more than

22.86 m (75 ft.) a minimum of 25% of the frontage must include ground-floor retail and service uses.

Healthcare Office Use — This proposal offers an opportunity to provide a new purpose-built integrated health care facility to the service the local DTES community. Vancouver Coastal Health (VCH) will operate the facility. As defined by VCH, an integrated health centre provides a consistent mix of health services, including mental health and substance use services, as well as primary care and specialized health services at one location. It replaces the current situation where a person seeking medical services has to go to multiple sites for treatment. Services offered include: primary care; specialized health services; mental health care; substance use services; pharmacy services; harm reduction services; and clinic-based and outreach services.

With a total of 231 social housing units, integrated health care services and medical office uses, this application for a mixed-use building addresses the intent of the *DTES Plan* and *Rezoning Policy for the Downtown Eastside* to support the renewal and expansion of community facilities serving the low-income community.

Figure 2 – Proposed building, looking east along Hastings Street



Figure 3 – Proposed Building, looking west along Hastings Street



3. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the emerging directions of *Housing Vancouver* as well as the *Downtown Eastside Plan*.

City-wide and DTES Housing Targets — The project would include 231 new self-contained housing units, which would contribute towards the stated near- and long-term targets in the *Housing and Homelessness Strategy* (see Table 1). The approval of these units would bring the total number of social and supportive housing units completed, under construction or approved since 2011 to 4,833.

Table 1: Progress towards Social and Supportive Unit Targets as set in the *Housing and Homelessness Strategy 2012-2021* (September 30, 2017)

	TARGETS		CURRENT PROJECTS	GAP	
	Long Term (2012-2021)	Short Term (2012-2018)	Committed, Under Construction and Completed	(2018 Target)	(2021 Target)
Supportive Housing Units	2,900	2,700	1,702	998	1,198
All Other Non-Market Housing Units	5,000	3,500	2,902	598	2,098
Total Social & Supportive Housing Units	7,900	6,200	4,604	1,596	3,296

Targets are established in the *Housing and Homelessness Strategy*.

* Unit numbers exclude the units in this proposal, pending Council's approval of this application.

In addition to city-wide targets, the *DTES Plan* includes social housing targets as shown in Table 2. Since the *DTES Plan* was approved, there have been 815 new units of social housing approved, under construction or completed inside the Downtown Eastside. If approved, this project would increase this number to 1,044.

Table 2: Progress towards DTES Plan Housing Targets (September 30, 2017)

		TARGETS	CURRENT PROJECTS				GAP
		10-Year Target (2023)	Completed	Under Construction	Approved	Total	(2023 Target)
Social Housing inside the DTES	Total Units	1,400	465	303	47	815	585
	Units at Welfare		367	119	21	516	
Secured Market Rental Housing inside the DTES	Total Units	1,650	74	312	148	534	1,116

1. Unit numbers exclude the units in this proposal, pending Council's approval of this application.

2. DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

The *DTES Plan* recognizes the importance of designing new social housing that meets the needs of the community through identifying specific affordability requirements in the

definition of social housing, recognizing that it is important to provide affordable housing options to residents on very low incomes across the City and enabling new forms such as micro dwelling units in this community. As a result, units for singles (i.e. studios and one-bedrooms) that rent at or below the equivalent of the shelter component of Income Assistance across the City are now tracked towards the *DTES Plan's* SRO replacement target. Measured against the current housing targets, city-wide, 892 completed social housing units have been designated for singles and rent at the shelter component of Income Assistance, and are therefore counted towards the Downtown Eastside replacement targets. If approved and once completed, this project would increase the number of SRO replacement units under the *DTES Plan* to 1,067. This project will support both city-wide and *DTES Plan* housing objectives to provide affordable self-contained social housing units.

Affordability – In order to qualify as 'social housing' under the *DTES Plan*, at least one third of the units must 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. Under this definition, at least 77 units will be secured at or below the shelter component of Income Assistance.

This project aims to exceed the affordability targets for social housing as set out in the *DTES Plan*, and maximize the number of units at welfare that contribute towards the *DTES Plan's* SRO replacement target. Staff continue to work with VAHA and BC Housing to identify additional grants or equity investments that could increase the affordability while maintaining long-term financial viability of the building. Given the new BC provincial government, it is anticipated that the next provincial budget will provide more clarity around potential funding for this project, in time for the operational decisions that accompany the separate approval by Council of the property lease.

Security of Tenure – Should the rezoning be approved, the affordability requirements for the site will be secured through a Housing Agreement registered on title, with no fewer than one third of the units to be rented at or below the shelter component of income assistance. A lease will also secure that the property is managed and operated as social housing. The proposed lease and operating terms, including additional detail on the proposed level of affordability, will be the subject of a separate report to Council following decision on the rezoning application.

Micro Dwelling Units – The *Micro Dwelling Policies and Guidelines* delineate a set of principles for livability, which include light and ventilation, privacy, amenity and outdoor space. The smallest micro dwelling units proposed in this building are 26.5 sq. m (285.7 sq. ft.) and respond to the guidelines. Each unit has its own bathroom and kitchenette; the living/sleeping areas have a minimum dimension of 3 sq. m (32 sq. ft.), and units have windows with operable vents. Outdoor amenity space is provided to tenants through an accessible linear terrace on the fourth floor, which includes urban agriculture plots, outdoor seating and a small children's play area.

Unit Mix – Unless otherwise indicated in the *DTES Plan*, the target for family housing will be 25% of all social housing units in new development. Of the 231 units provided, 54 are two-bedroom units, equivalent to 23.4% of the proposed units. Staff are recommending this unit mix because it supports the provision of family housing units while maintaining a focus on singles in the area. As shown in Table 3, a total of 55 micro dwellings units are included in the

development, which is supported by the Council-approved *DTES Plan and Micro Dwelling Policies and Guidelines*.

Table 3: Proposed Unit Breakdown

Unit type	Number	% of Total
Micro Dwelling	55	24.0%
Studio	103	45.0%
1-Bedroom	17	7.4%
2-Bedroom	54	23.4%
Total	231	

4. Density, Height and Form of Development

Density — Under the existing DODP the allowable density on the site is a floor space ratio (FSR) of 5.0 for all uses, with residential uses limited to a maximum of 3.0 FSR. Under the DODP, a discretionary increase in density to 6.0 FSR can be considered, if social housing comprises a minimum of two-thirds of the floor space ratio or if secured market rental housing comprises all of the residential units, provided a site has a maximum frontage of 23 m (75 ft.). With a frontage of 30 m (98.4 ft.), the subject site exceeds this frontage requirement and could not be considered for a discretionary increase in density to 6.0 FSR.

Through the *DTES Plan and Rezoning Policy*, rezoning applications may be considered to achieve public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation, with the maximum density subject to urban design performance.

The revised rezoning application, as submitted on October 5, 2017, proposes an overall floor area of 20,136.4 sq. m (216,753 sq. ft.) equivalent to 6.4 FSR.

Building Height — The maximum permitted height in area C2 of the DODP is 22.9 m (75 ft.), and a discretionary increase to 32 m (105 ft.) can be considered for sites where social housing comprises a minimum of two-thirds of the floor space on a site, or if secured market rental housing comprises all of the residential units. The *Rezoning Policy for the Downtown Eastside* does not provide direction for additional height to be achieved through rezoning.

The rezoning application proposes a maximum height of 33.21 m (108.96 ft.). Staff support this increase over the 32 m (105 ft.) discretionary height. An additional height of approximately 0.60 m (1.86 ft.) is due to the provision of an integrated healthcare facility over the first three floors, as this non-residential use requires more generous floor-to-ceiling height and there is a desire to not have the inclusion of that facility hinder the provision of residential in the floors above. To improve livability of the micro dwelling units proposed for floors four to eight, staff recommend a further 0.76 m (2.5 ft.) increase in height to allow a more generous floor-to-ceiling height for those units as recommended in the *Micro Dwelling Policies and Guidelines*.

The draft CD-1 By-law provisions in Appendix A include a maximum height of 33.21 m (108.96 ft.).

Form of Development — The main characteristics of the Victory Square urban form are: narrow building frontages; characteristic “sawtooth” street-wall profile created by varying building heights; cubic massing; dense site coverage and robust continuous street walls lined with fine grain commercial-retail units; masonry as a predominant building material; façade features such as punched window openings and projecting cornices; and contemporary architectural expression for new development. New developments need not replicate older buildings but should be reflective of the overall massing and composition.

The proposed design for the building responds to the *Victory Square Guidelines* by breaking its frontage into smaller “sections”. Each “section” is about 16.76 to 21.34 m (55 to 70 ft.) in width, which is comparable to the adjacent finer grain lot patterns and narrower building widths. These “sections” also have different setbacks from the front property line and different cladding material to reinforce the appearance of there being several narrower buildings. Additionally, certain portions of the top two floors are set back even further away from the front property line to create the appearance of a sawtooth roofline. However, additional design development to further accentuate the sawtooth roofline and improve the overall façade composition is sought (see Appendix B).

The commercial-retail units are partitioned into 7 m (23 ft.) wide units to be more compatible with the finer grain retail in the vicinity. This is to respond to both the *Victory Square Guidelines* and *Downtown Eastside Plan* for retail continuity and smaller scale frontages that allow for greater variety of shops. The ground-level front setbacks range from 0.60 to 1.52 m (2.0 to 5.5 ft.) to give a wider sidewalk width, thus improving the overall public realm experience.

The development is also set back 3.76 m (12.33 ft.) along the west property line, beginning at the third floor, to provide access to natural light and air to the existing windows of the building to the west. In response to the *Guidelines for New Development Adjacent to Hotels and Rooming Houses*, new developments are not to limit or block light and air access to existing residential buildings which may have primary windows at or near interior property lines.

As outlined in the *Victory Square Policy Plan*, shadows cast by new developments on the south side of the street should generally not extend beyond the curb on the north side at noon on the equinoxes. The development does shadow past the curb, however staff support the proposed height to facilitate achieving other objectives in the *DTES Plan* such as liveable micro dwelling units and the inclusion of an integrated healthcare facility.

The *Micro Dwelling Policies and Guidelines* also recommend higher ceiling heights and balconies for the micro dwelling units to improve liveability. The micro dwelling units in this development all have balconies to ensure adequate lighting and ventilation. Additional design development to further improve the liveability of the micro dwelling units is sought (see Appendix B).

Amenities — There are two indoor amenity spaces on each residential floor. Outdoor amenity space is provided to tenants through an accessible linear terrace on the fourth floor, which includes urban agriculture plots, outdoor seating and a small children’s play area. Additional outdoor amenity space for the third floor healthcare offices consists of a south facing linear patio. Access to nutritious and affordable food has been identified as a gap in the neighbourhood, and opportunities for urban agriculture have been included in the rezoning

application. Food resources in the form of urban agriculture plots are proposed on the site, where residents are able to grow food and improve connectedness.

Urban Design Panel — The rezoning application and the proposed form of development were reviewed by the Urban Design Panel on April 19, 2017 (see Appendix D).

On October 5, 2017 the applicant submitted a revised application that has addressed most of the issues and concerns raised by the Urban Design Panel. The building has been further articulated to break up its length and mass, and is now better aligned with the objectives of the *Victory Square Policy Plan* and *Victory Square Guidelines*. The revised design also reflects more of the residential nature of the building and better meets the “community fit” evaluation (see Appendix E).

Staff have reviewed and assessed the revised application, and conclude that its proposed density, height, and form of development has appropriately responded to the site conditions, the relevant policies, and its surrounding context, subject to the design development conditions (see Appendix B).

5. Parking and Transportation

Parking and Loading — Based on the *Parking By-law*, the proposed mixed-use development would require a total of 60 vehicle parking spaces and five Class B loading spaces. Sixty-nine vehicle parking spaces are proposed, with five Class B loading spaces.

Bicycle Spaces — A total of 233 bicycle spaces are proposed in the basement level, with access from the lane. Engineering staff have reviewed the application and support the proposed relaxation from the 289 required, as reflected in the recommended conditions of approval (Appendix B), which include a reduced shelter unit bicycle parking standard.

Located on Hastings Street, the subject site is well located with regard to rapid transit, within 400 m (a five-minute walk) from Waterfront and within 800 m (a 10-minute walk) from Stadium SkyTrain stations. Bus service is available nearby on Pender, Hastings and Cordova streets, and bicycle routes on nearby streets.

6. Environmental Sustainability

In July 2016, City Council adopted the *Zero Emissions Building Plan* (ZEBP), that directed staff to require all new City-owned and Vancouver Affordable Housing Agency (VAHA) projects to be Certified to the Passive House standard or alternate zero emission building standard, and use only low carbon fuel sources, in lieu of certifying to LEED Gold, unless it is deemed unviable by VAHA, in collaboration with Sustainability, for new VAHA projects.

The *Green Buildings Policy for Rezoning*s requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the rezoning policy, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, would be eligible for a LEED® Gold rating.

Under the *Downtown Eastside Plan*, all new buildings must be readily connectable to a neighbourhood energy system (“NES”) when available and agreements are required to ensure this. In October 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Downtown Eastside as a target area for NES development. Conditions of rezoning in Appendix B provide for NES compatibility and future connection.

Social Impact and Neighbourhood Fit

A set of Social Impact Objectives were approved as part of the *DTES Plan*, to guide new development and help manage change in the Downtown Eastside. The Social Impact Objectives form the basis for a “Neighbourhood Fit” evaluation, to help new development and businesses to fit better into the neighbourhood.

All new development permits and rezoning applications in the Community Based Development Area (see Figure 4) are required to complete a short “Neighbourhood Fit” self-evaluation at the time of their application. The evaluation form is also made available to the community to complete as part of the consultation process.

Figure 4 – Community-Based Development Area



This application proposes the following response to the *DTES Plan* Social Impact Objectives:

- Integrated Health Services: offer needed, local-serving uses that do not exclude or negatively impact the low-income community; and
- Social Housing: new social housing for low- and moderate- income singles and families.

Staff have reviewed the application and support the proposed response to the social impact objectives in the *DTES Plan*. A full summary of the application’s response to the Neighbourhood Fit evaluation can be found in Appendix D.

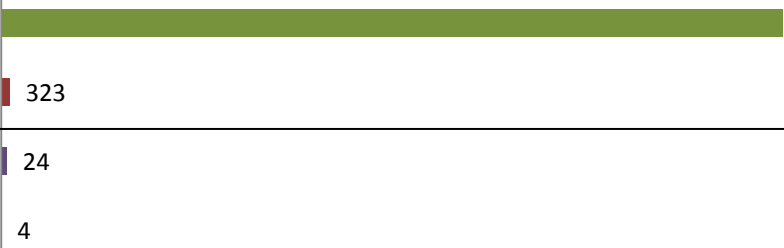
PUBLIC INPUT

Public Notification — A rezoning information sign was installed on the site on April 3, 2017. A total of 9,538 notifications were distributed within the neighbouring area on or about October 12, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). Two community open houses were held from 4-7 pm on October 25, 2017 and 12-2 pm on October 30, 2017 at the Woodward's Atrium (333 Abbott Street). Staff, the applicant team, and a total of approximately 323 people attended the open houses.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the open houses, a total of 24 comment sheets were received from the public.
- A total of 4 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	 9,538
Open House attendees	323
Comment sheets	24
Other feedback	4

Those who provided feedback noted general support for redevelopment of this site and for the proposed social housing component. Comments of concern included:

- concern about the development further gentrifying the area;
- desire for 100% social housing at a shelter rate; and
- concern that the building form is too bulky and boxy and could do with some more architectural features.

DTES Community Input

Between September 2016 and March 2017, City staff convened six meetings with representatives from Our Homes Can't Wait and other members of the DTES Community to provide input on this development proposal.

Should the rezoning be approved, a Community Advisory Committee will be considered to build on the community engagement to date and to serve as a forum for community input into the project. A more detailed summary of the public comments on this application and meetings above can be found in Appendix D.

Staff have assessed the issues raised through the consultation and rezoning review process and have concluded that the height, density and land use of the proposed development, are supportable subject to the conditions of approval contained in Appendix B.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application for rezoning offers the following public benefits:

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The commercial and healthcare office uses are subject to the City-wide commercial DCL rate, which is \$149.73/m² (\$13.91/sq. ft.). These uses comprise 8,184.2 sq. m (75,252 sq. ft.) of the project's floor space, so the DCL is estimated to be \$1,225,420.

The site is also in an area where the City-wide DCL residential rate of \$168.13/m² (\$15.91/sq. ft.) would apply, however under the DCL By-law, social housing is exempt from DCLs. The social housing component of the project meets the criteria of the by-law for exemption. The value of this exemption is estimated to be approximately \$2,210,068 for the 13,145.2 sq. m (141,499 sq. ft.) of floor area in that use.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. Under the policy, floor area in social housing use is exempt from the public art requirements. The balance of the project's floor space, 8,184.2 sq. m (75,252 sq. ft.) in commercial and healthcare office use, is below the minimum threshold, so no public art contribution will arise from this application.

Offered Public Benefits:

Community Amenity Contribution (CAC) – In the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. *The Community Amenity Contributions - Through*

*Rezoning*s policy provides an exemption for social housing which meets the DCL By-law definition.

As the public benefit arising from this application is the provision of 231 social housing units and a 6,467.6 sq. m (69,620 sq. ft.) integrated health care centre, no additional CAC is offered as part of this rezoning.

A public benefits summary is provided in Appendix F.

Financial Implications

The public benefits arising from this application include the provision of 231 social housing units, with at least 77 units to be rented at or below the shelter component of Income Assistance, and a 6,467.6 sq. m (69,620 sq. ft.) integrated health care centre to be operated by Vancouver Coastal Health.

As noted under the section on Public Benefits, the non-residential component of this application is expected to generate approximately \$1,225,420 in DCLs. The social housing component is exempt from DCLs and the value of the exemption is estimated to be approximately \$2,210,068. This application does not generate any public art contributions and cash CACs.

Consistent with Council policies, all social/non-market housing projects are expected to be self-sustaining and do not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

The City will work with the Chinatown Foundation on an operating model and tenant mix that would achieve the affordability target while optimizing long-term viability. As operating surpluses become available after all mortgage financing obligations are repaid, there may be opportunities to enhance affordability over time and/or reinvest in other affordable housing projects in Chinatown and Downtown Eastside.

The application is expected to deliver a minimum of 77 units to be rented at the shelter component of income assistance or at pension rates for seniors, but a considerable funding contribution from senior levels of government will be required to cover capital, operational and support services funding in order to achieve greater levels of affordability. Given the new BC provincial government, it is anticipated that next provincial budget will provide more clarity around potential funding for this project, in time for the operational decisions that accompany the separate approval by Council of the property lease.

The 231 social housing units would be secured as rental through a Housing Agreement and Section 219 Covenant for 60 years, or life of the building, whichever is greater.

Social Implications

The new social housing for singles and families would fill identified needs in the community as outlined in the *DTES Plan*. Provision of a new integrated health services space, which serves the low-income community of the Downtown Eastside, would respond to *DTES Plan* policy by providing needed, inclusive and local-serving uses.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, subject to the recommended changes as outlined above and in Appendix B. Further, the public benefits of this project would provide a significant contribution towards social housing targets in the Victory Square area of the Downtown Eastside. The proposed integrated health care centre is a key component in the strategy to deliver improved health care services to vulnerable populations in the Downtown Eastside.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * * *

58 West Hastings Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No.3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Office Uses;
 - (c) Retail Uses, limited to Grocery or Drug Store, Neighbourhood Grocery Store, Retail Store and Small-scale Pharmacy;
 - (d) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1 and Restaurant - Class 2; and
 - (e) Accessory Uses customarily ancillary to the uses listed in this section.

Conditions of Use

- 3.1 The design and layout of at least 23.4% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 3.2 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Restaurant;
- (b) Retail Store; and
- (c) display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

3.3 Except for residential entrances, no residential uses are permitted on floors located at street level.

Density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,993.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 6.40.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building,
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m².
 - (b) Unenclosed outdoor area underneath the building overhangs, at grade level, except that such area remain unenclosed for the life of the building.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than what which justified the exclusion.

Building Height

- 5.1 Building height, measured from base surface to top of roof slab, must not exceed 33.21 m [108.96 ft.].
- 5.2 Architectural appurtenances, such as parapets and other similar features, should not protrude more than 1.1 m [3.60 ft.] above the permitted height limit.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m;the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
 - (a) a bathroom; or

- (b) a kitchen whose floor area is the lesser of:
- (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

- 7 All development permit applications require evidence in the form of a report and recommendations prepared by a licensed professional acoustic engineer demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

58 West Hastings Street
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by W.T. Leung Architects Inc., and stamped "Received City Planning Department, October 5, 2017", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Design development to improve liveability of the micro dwelling units by increasing the ceiling heights on the 4th to 8th floors to 9 ft..

Note to Applicant: This is to better respond to the *Micro Dwelling Policies and Guidelines* which recommends a higher ceiling height to increase the amount of natural lighting and ventilation. Increasing the ceiling heights will entail the floor-to-floor height and the overall building height be increased accordingly. In any case, the total building height to top of roof slab should not exceed 33.21 m (108.96 ft.) This ceiling height increase should only apply to floors 4 to 8, while floors 9 to 10 will remain at 8.5 ft.

- 2. Design development to strengthen the sawtooth pattern by further developing the topmost cornices.

Note to Applicant: This is to better respond to *Victory Square Guidelines* which recommend a pronounced sawtooth roofline for sites wider than 23 m (75 ft.) to complement the existing finer grain historic buildings. This may be achieved by introducing projecting cornices for the topmost portions of the building between gridlines 2 to 4, 6 to 9, and 12 to 13. The cornices at these three locations should be treated differently so as to reinforce the appearance of this development being a series of different buildings. Also consider lowering the topmost parapets along gridline D, and between gridlines 2 and 6, and gridlines 9 and 12 to further accentuate the sawtooth pattern. (See sections 4.1.8, 4.1.9 and 4.3.1.4 (d) of the *Victory Square Guidelines*.) The height increase for the parapets should however comply with the allowances for height overage outlined in section 10.11.1 (a)(i) of the *Zoning and Development By-Law*.

3. Design development to improve the overall façade composition by introducing some lower cornices.

Note to Applicant: This is to better ground the bases of the different portions of the development in order to better respond to the *Victory Square Guidelines* and to the older historic buildings in the area. More pronounced cornices should be at the following locations: Level 3 height between gridlines 2 to 4; Level 4 height between gridlines 6 to 9; and Level 3 height between gridlines 12 to 13. (See section 4.3.1 of the *Victory Square Guidelines*.)

Crime Prevention Through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Sustainability

5. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to applicant: Provide an updated LEED® checklist and sustainable design strategy at time of Development Permit application outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

Landscape

6. Design development to improve sustainability and expand urban agriculture programming to include shared garden plots and edible plants.

Note to Applicant: Edible plans can be used as ornamental as part of the landscape design. Shared gardening areas should reference and be designed to adhere to the *Urban Agriculture Guidelines for the Private Realm* and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised

beds for 30% of residential units, water for irrigation, potting bench, tool storage and composting.

7. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Planters may need to be altered to provide adequate depth and continuous soil volumes/ Growing mediums and planting depths should exceed BCSLA standard.

8. At the development permit submission stage:

- (i) A full Landscape Plan for the proposed landscape to be submitted. The Landscape Plan should illustrate the proposed plan materials (with common botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and any other landscape features. Plant material should be listed in a Plan list that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4" =1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) A high efficiency automatic irrigation system to be provided for all planters on slab.
- (v) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (vi) New proposed street trees should be coordinated with the park Board and Engineering and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604.871.6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604.257.8587) of Park Board regarding tree species.

Engineering

9. 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 for any major crane erection and removal, or slab pour that requires additional street use beyond the already identified project street use permissions.
10. Confirmation that all westerly portions of the building are deleted from the easement area as shown on Plan EPP38574 (Easement CA3611308).
11. Provision of a separate application to the City Engineer for all sidewalk improvements. Please update the landscape plan with the following statements and notes and submit a copy directly to Engineering for review:
 - (i) "All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense."
 - (ii) "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Kevin Cavell at 604.873.7773 for details."
12. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs, and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note: pick-up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
13. Provision of door swing over the south property line to a maximum of 1'-0".
14. Provision of a canopy application for canopies that encroach over the property line. A separate application to the City Engineer is required.
15. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Modify floor plate to provide a more efficient parkade layout.

Note to Applicant: Engineering recommends shifting Clinic Elevator Core south in line with adjacent parking to provide a straight 21'8" manoeuvre aisle.

- (ii) Provision of design elevations on both sides of the parking ramp and ramp sections at all break points, and both sides of the loading bays, throughout the parking level.

- (iii) Confirm the ramp slope and length from elevation 14.5 to 13.5 ft. at Commercial small car stalls 3 to 6.

Note to Applicant: Manoeuvring aisle slope is not to exceed 5%.

- (iv) Provision of section drawings showing elevations, vertical clearances, security gates and mechanical projections for the main ramp, the parking level and through the loading bays.

Note to Applicant: Minimum 2.3 m (7'6") vertical clearance is required for disability parking and 3.8 m (12'6") vertical clearance is required for the Class B loading.

- (v) Provision of an 8'6" stall width for small car stalls next to a wall.

- (vi) Provision of 20 ft. drive aisle width at the residential security gate.

- (vii) Number and dimension the Class B loading spaces.

- (viii) Modification of the loading bay design as follows:
 - Provide double loading bay throats for the Class B loading spaces.
 - Provision of additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8 m wide).

Note to Applicant: Explore pulling back the main parkade ramp overhead gate and providing a 5% slope at the top of the parkade ramp to accommodate the standard west load throat for the loading bay at gridline 04.

- (ix) Clarify that the garbage rooms are located at the rear of the loading bays and confirm space is provided for loading operations.

- (x) Provision of End of Trip facilities as per Bylaw.

- (xi) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

- (xii) Provide automatic openers on the doors providing access to the bicycle rooms.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required.

- 16. Sanitary Main - Flow monitoring to capture one week of dry flow and one week of wet flow required at the manhole along lane south of Hastings Street, between

Carrall Street and Columbia Street. Results are to be provided in the form of raw digital data and a summary report by a professional engineer is required. Note to applicant: Contact COV Sewers Design department prior to commencing the monitoring. No Upgrade Required.

Housing Policy & Projects

17. Establish a Community Advisory Committee, made up of representatives from the City of Vancouver, Vancouver Coastal Health, Vancouver Chinatown Foundation and no less than four DTES residents, in order to provide input on the building design and neighborhood fit criteria, and to develop a governance framework for the operations of the building that meets the needs of its residents.
18. The leaseholder shall provide a draft Operations Management Plan (OMP) that includes information on the selected operator and the management of the building, to be finalized prior to occupancy. The OMP will outline how the social housing units will be managed and operated, including information on how common areas (such as lobbies, shared halls, elevators and amenity spaces) will be maintained and accessed by all residents of the building, to the satisfaction of the General Manager of Community Services.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Community Services, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a building setback and surface Statutory Right of Way (SRW) on Hastings Street adjacent to the site to achieve a 4.5 m (15 ft.) sidewalk from the back of the existing curb to the building face. A legal survey of the existing dimensions from the back of the City curb is required to determine the final setback and SRW dimension.

Note to Applicant: The SRW is to be free of all encumbrances at grade such as structures, stairs, door swing, landscape and bicycle parking. The encroachments shown below grade and at the third storey and above are to be accommodated within the SRW agreement. Should the final setback be less than 2 ft. no SRW will be required.

2. Provision of a shared use loading agreement for use of one of the Class B loading spaces for residential purposes for the loading bays on the west side of the building. The shared use agreement should specify allocated time periods for shared use by residential versus commercial units. The residential and commercial loading spaces should be labelled on the plans.

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designated, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development for the site will be issued until the security for the services are provided.
- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required. Note an interconnected water service will be required for this development site.
 - (ii) Relocation of the wood poles in the land that obstruct access to the Class B loading bays. Written confirmations from all utility companies that use the poles are required. Should relocated poles result in a loss of existing lane lighting then replacement lane lighting is to be provided to the satisfaction of the General Manager of Engineering Services.
 - (iii) Provision of a new CIP light broom finish concrete sidewalk with saw cut joints on West Hastings Street adjacent to the site, in keep with the area standards.

Note to Applicant: A potential change to nearby transit stops may impact the west edge of the City sidewalk (up to 20m East from West PL). A transit stop may be located such that the sidewalk design and proposed street trees may not be constructible as currently planned. The final design, tree locations and number of street trees will be confirmed prior to sidewalk construction. Improvements to accommodate a bus stop such as new signage and related works are to be supplied as part of any sidewalk improvement.
 - (iv) Upgraded street lighting on West Hastings Street adjacent to the site to current LED standards. A separate review is required by the General Manager of Engineering Services.
 - (v) Accommodation of a potential future bus stop on Hastings Street adjacent to this site, including: removal of two most westerly proposed new street trees/tree surrounds shown on the Tree Management and Public Realm Plan; provision of a continuous awning along the building frontage along the most westerly retail unit (shown in the ground floor plan as CRU1); and, bench located under awning for transit passengers.

- (vi) Bus stop layout and design is to be determined by Transportation Design and Coast Mountain Bus Company. Bench layout is to be determined by Street Activities.
- 4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plants, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.

Housing Policy & Projects

- 5. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
 - (i) A no separate sales covenant;
 - (ii) A no stratification covenant;
 - (iii) A provision that none of such units will be rented for less than one month at a time;
 - (iv) A requirement that a minimum of 76 units (33%) be rented for no more than the shelter component of Income Assistance;
 - (v) A requirement that all units comply with the definition of “social housing” in the applicable City development cost levy by-law; and
 - (vi) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: this condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

58 West Hastings Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"58 West Hastings Street [CD-1#] [By-law #] (DD)"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1#] [By-law #] 58 West Hastings Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
58 West Hastings Street	()	()	<p>Parking, loading and bicycle spaces in accordance with by-law requirements on <i>[date of enactment of CD-1 By-law]</i>, except for the following:</p> <ul style="list-style-type: none">a. 15 residential vehicle parking stalls and 60 commercial vehicle parking stalls;b. 0.75 Class A bicycle parking spaces per residential unit for each shelter-rate unit; andc. 5 Class B loading bays.

58 West Hastings Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on April 19, 2017. The UDP supported the proposal with recommendations.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

- **Introduction:** Rezoning Planner, Linda Gillan, introduced the project as a rezoning application comprised of a single parcel on the south side of West Hastings Street, mid-block between Abbott and Carrall streets.

Rezoning site has a frontage of almost 270 feet on Hastings Street, and is 132 feet deep, with a site area of just over 32,200 square feet (2,993.8 square meters).

Currently used partly for urban agriculture space, operated by Portland Hotel Society, and by a mobile medical unit, operated by Vancouver Coastal Health (no permanent structures on the site), the site is currently zoned DD, or Downtown District and located to the north and east is the Gastown Historic Area (HA-2). Surrounding development includes a mixture of commercial, office and residential uses, including non-market housing east and west of the site: the New Portland Hotel and Grand Union Hotel, respectively. The Grand Union Hotel has seven windows at the shared property line.

The application is being considered under the *Downtown Eastside Plan* and *Victory Square Policy Plan*. Under the policy, rezoning applications may be considered for market projects, where there is a public benefit including social housing, secured market rental housing, and / or heritage building rehabilitation. Through rezoning, maximum height is 105 feet and the allowable density is based on urban design performance.

The Green Buildings Policy for Rezoning also applies for this site, requiring a minimum of LEED Gold or equivalent. The application is to rezone from DD to CD-1 to allow for a 10-storey mixed-use building, with:

- retail, health care office use at grade,
- health care office on floors two and three
- Seven floors of residential use above.

The project includes 222 social housing units, with a mixture of micro, studio, one- and two-bedroom units. The proposed density is 6.6 FSR and a height of 105 feet to the top of the roof slab.

Sailen Black, Development Planner, introduced the project by noting the building's relationship to the existing context and policy for the area. The proposed building's general massing (along the Hastings façade) is expressed as three layers (base, mid and upper). In the surrounding neighbourhood context, most buildings have narrower frontages of varying heights. The adjacent residential building has a window facing the common property line, requiring a larger setback on the west side.

With the form of development for the project, the articulation and massing recommended in the Victory Square Guidelines and the Downtown Eastside Plan call for the area's historical form and scale to be recognised through the design of building facades and modulating heights, especially for sites wider than 75'. The building's east half is relatively un-articulated. The three-storey base spans the site width and the uppermost levels are not modulated in terms of heights.

In terms of shadow impacts on north sidewalk, the Victory Square Policy Plan recommends that shadows cast by new developments on the south side of Hastings should not extend beyond the curb on the north sidewalk at noon at Equinox. The proposed building shadows over the north sidewalk curb.

The storefront composition and layout, within the Victory Square Guidelines, recommends 23 ft. shop widths better to reference the area's historical store frontages. Most of the proposed CRU widths are 25 ft. to 40 ft., except for the wider clinic lobby.

While the Micro Dwelling Policies and Guidelines allow for Juliette balconies, open balconies can further improve liveability in terms of better access to air and sunlight. The Victory Square Guidelines recommend rear setbacks on upper floors for privacy. The two "wings" at the building's rear are setback about 9' from the rear property-line. This is about 40' from the existing and other future developments across the lane if those developments were setback similarly.

Staff took questions from the Panel. In response to a question, Housing Policy & Projects staff noted that community concerns included the rental rates of the Social Housing units and their ownership.

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

- 1) Will further articulating the building's east-half better respond to the historical fabric?
- 2) Will further articulating the 268 ft. wide three-storey base provide better contextual fit, and a more engaging pedestrian experience?
- 3) Will more pronounced sawtooth roofline better address the policy to reference the area's modulating heights, and also shadow the north sidewalk less, thus improving the wider public realm?
- 4) Are the proposed shopfront widths adequately addressing the historical finer grain fabric, and providing a richer pedestrian experience?
- 5) Are the Juliette balconies sufficient for air and sunlight?
- 6) Should the wings be reduced in depth to provide more space between them and the buildings across the lane, thus also affording more privacy to residents on both sides?

Applicant's Introductory Comments: The applicant team started by noting the challenge of providing enough square footage to serve the community. The proposal includes multiple entrances for different client groups. There are ambulance and police car requirements from the lane and other requirements. The presence at Hastings Street is intended to be welcoming.

The applicant intended to break the building into three pieces. The central part is expressed as the entrance to the clinic. The proposed base is material is stone. The proposed clinic is 3 floors in brick masonry, and the top floors are recessed with glazing on the windows. There is a high wall to

window ratio in the proposal. The design has a 23 foot grid in order to give multiple grids some entrances to respond to the 25 foot module. A saw tooth roof form is proposed.

The Grand Union Hotel windows at the shared property line require the proposal for 58 West Hastings Street to be pulled back above the second level. There are certain rules apply such as Juliette balconies, which could not be included, according to the applicant. The design includes a 23 foot grid to allow for effective micro suites in future. Concrete cornice expressions were included in the corners of the buildings.

The landscape architect did not attend. But, the applicant mentioned there are common areas that include a children's play area and urban agriculture. There is a nominal area for garden plots. There is no green space allowed on the roof top due to operational requirements.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Ms. Veronica Gillies and seconded by Mr. Neal LaMontagne, and was the decision of the Urban Design Panel:

THAT the Panel recommends resubmission of the project after addressing the following concerns:

- More articulation to break up the length and mass of the building
- More articulation to speak to the community aspect of the building
- More articulation to remove the 'institutional' nature of the building
- The building should speak to the context of the neighbourhood
- The public realm needs more work

Related Commentary: The panel noted the height and massing is supported but there is not enough building articulation to suit the neighbourhood. Furthermore the different programmatic aspects of the building need more work. It is too massive a building for the street. It references the aesthetic of warehouse, maybe explore those details more, according to one panel member. The housing should not look like a typical social housing building. Make it look like a normal residential building.

Further articulation should be on the east half according to a panel member. The brick and stone look is appreciated, but the frontage is too long. A panel member did not prefer the Juliette balconies, while another panel member suggested a combination of Juliette balconies with other balconies.

The public realm and streetscape should have more seating to make it more welcoming. There should be more to distinguish between the residential and commercial entrances. The shared spaces in the plans should have permanent seating edges rather than have moveable seating.

Overall, it could set some standards for social housing quality. The same urban design standard as the rest of Vancouver should apply to the DTES in terms of component refinements.

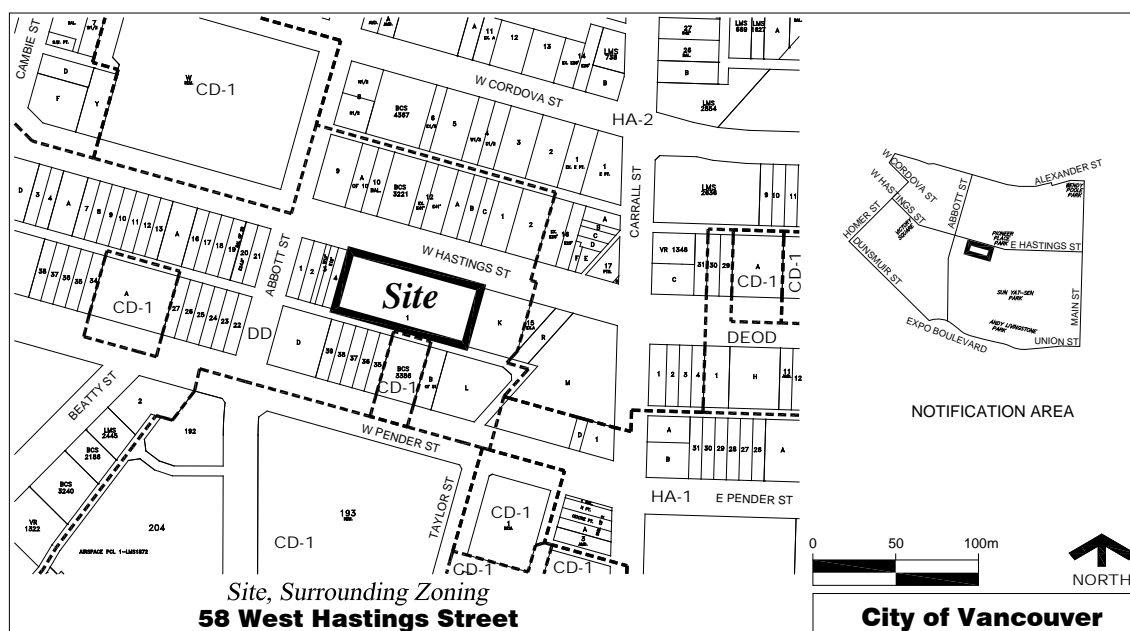
In response to a comment from the panel, Ms. Gillan, Rezoning Planner, clarified 105 feet is the maximum height which can be considered for a rezoning application in this area.

Applicant's Response at Urban Design Panel: The applicant team thanked the panel for their comments but there are certain challenges that the development holds. The architects would like more time to develop the project.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on April 3, 2017. A revised information sign was installed on the site on October 12, 2017. Community open houses were held on October 25, 2017 and October 30, 2017. A total of 10,020 notifications were distributed within the neighbouring area on or about October 11, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).





October 25 and October 30, 2017 Community Open Houses

Two community open houses were held from 4-7pm on October 25, 2017 and 12-2pm on October 30, 2017 at the Woodward's Atrium (333 Abbott Street). Staff, the applicant team, and a total of approximately 323 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the October 25 and October 30, 2017 open house, a total of 24 comment sheets were received from the public.
- A total of 20 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	 10006
Open House attendees	 323
Comment sheets	24
Other feedback	20

DTES Community Input:

Between September, 2016 and March, 2017, City staff convened six meetings with representatives from Our Homes Can't Wait and other members of the DTES Community to provide input on this development proposal. During these meetings the group voiced a their suggestions for this project, including a desire for:

- All social housing units to be at 100% shelter/pension rates through ongoing advocacy to senior levels of government to fund the project.
- A minimum social housing unit size of 37.16 sq. m (400 sq. ft.), in line with minimum unit sizes for market rental projects
- The commercial retail component to serve the needs of the local DTES Community through a neighborhood fit evaluation and a Community Benefit Agreement that secures commitments to: hiring local people; purchasing local goods and services; providing needed, low-cost goods and services for residents; and, improving the quality, accessibility and inclusiveness of neighbourhood public spaces.
- Community-control of the social housing, in which there is a governance structure framework in place that meets the needs of the community. Need for housing operator to work with members of the DTES community to develop a plan that details how tenants of the project and other members of the DTES community will be involved in: tenancing of the project; tenant-operator relations; and, day-to-day operations of the project
- Joint advocacy to senior levels of government to increase funding for this project and address broader issues of poverty in the City, including: raising the shelter component of income assistance to a minimum of \$600; and, increasing income exemption for working individuals from \$200 to \$500 before benefits are affected.
- The provision of additional health supports through VCH.
- Improving affordability and quality of life for residents living in Single Room Occupancy hotels.

An outcome of these meetings was the proposal to establish a Community Advisory Committee comprised of DTES community members and representatives from the City, VAHA, Vancouver Chinatown Foundation, and VCH to serve as a forum for community input into the project in the following ways:

- Provide relevant information about the site, community and project to fill any knowledge gaps and ensure a comprehensive approach to the development;

- Provide input on how the neighbourhood fit criteria for the DTES can be realized in the project;
- Further develop what “community controlled” social housing on this site could look like and what measures can be put in place to implement this idea;
- Provide advice on advocacy efforts to various levels of government to deepen affordability in the project; and
- Provide guidance and support to engage residents and the broader community in the development of the project.

3. Neighbourhood Fit Evaluation

A set of Social Impact Objectives were approved as part of the *DTES Plan*, to guide new development and help manage change in the DTES. The Social Impact Objectives form the basis for a “Neighbourhood Fit” evaluation, to help new development and businesses to fit better into the neighbourhood.

All new development permits and rezoning applications in the Community Based Development Area (see Figure 3) are required to complete a short “Neighbourhood Fit” self-evaluation at the time of their application. The evaluation form is also made available to the community to complete as part of the consultation process.

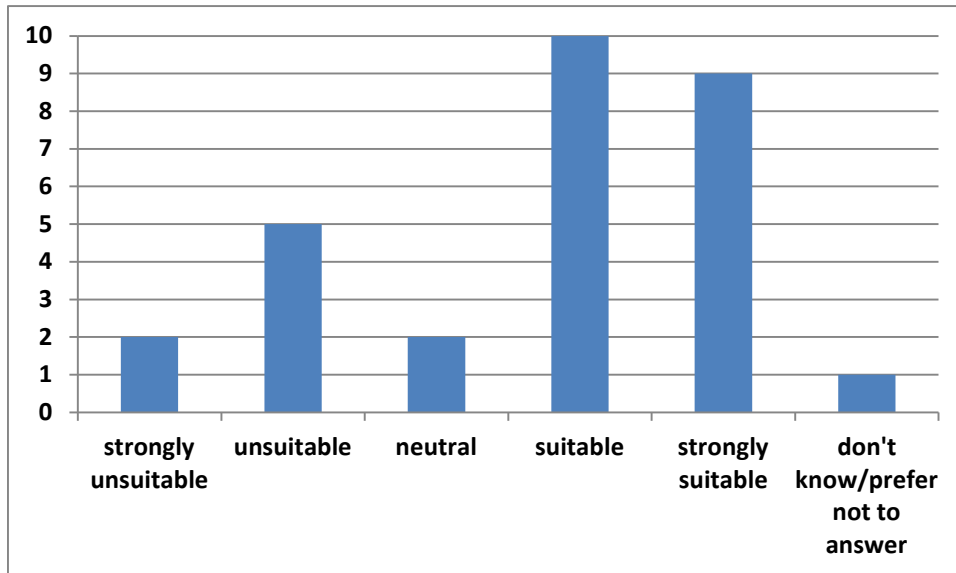
Figure 3: Community-Based Development Area



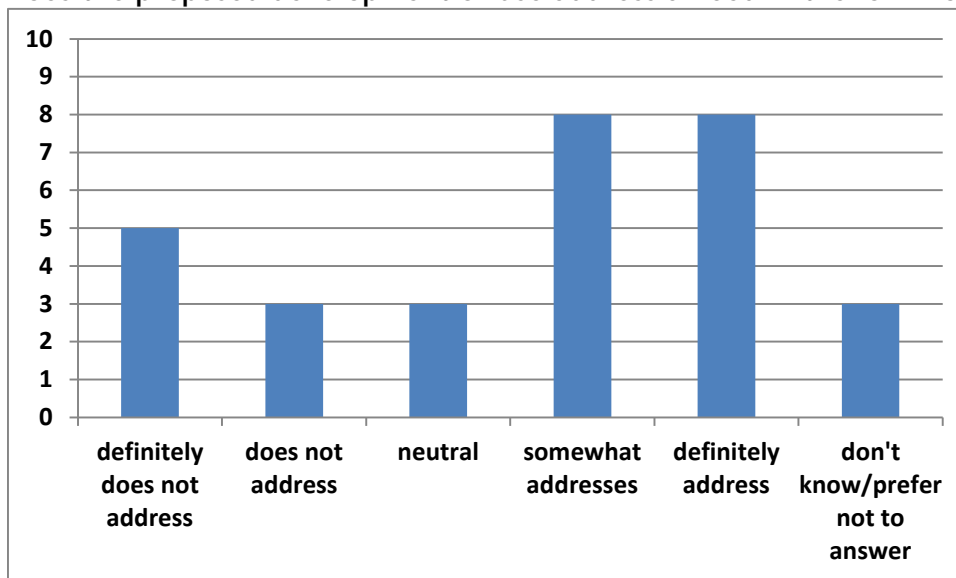
This application proposes the following response to the *DTES Plan* Social Impact Objectives:

Neighbourhood Fit Survey Responses

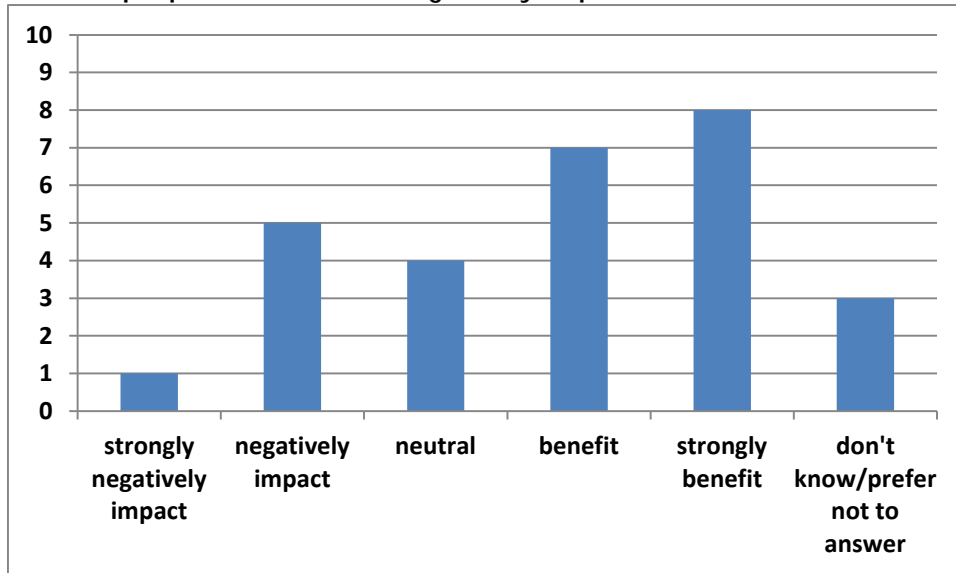
Is the site suitable for proposed development or use?



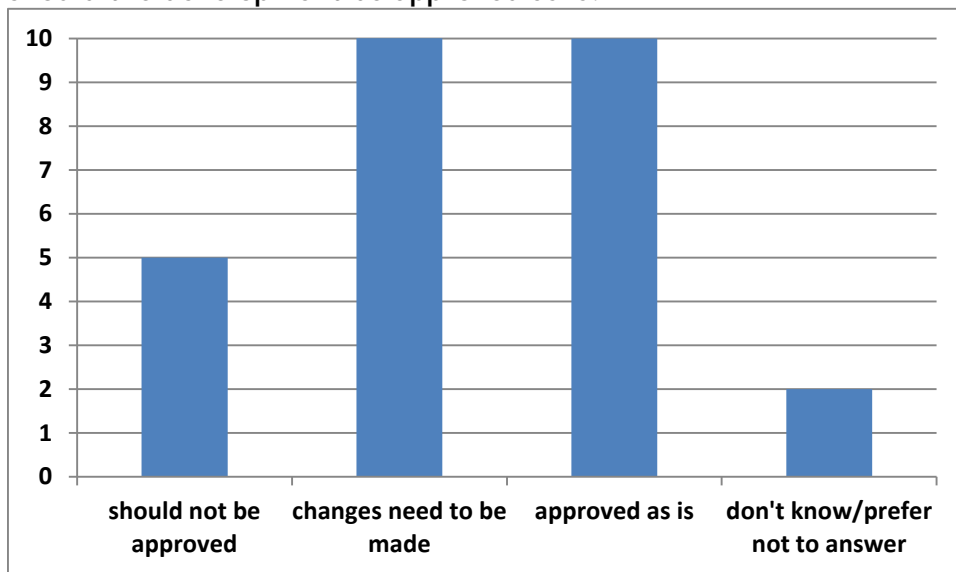
Does the proposed development or use address a need in the low-income community?



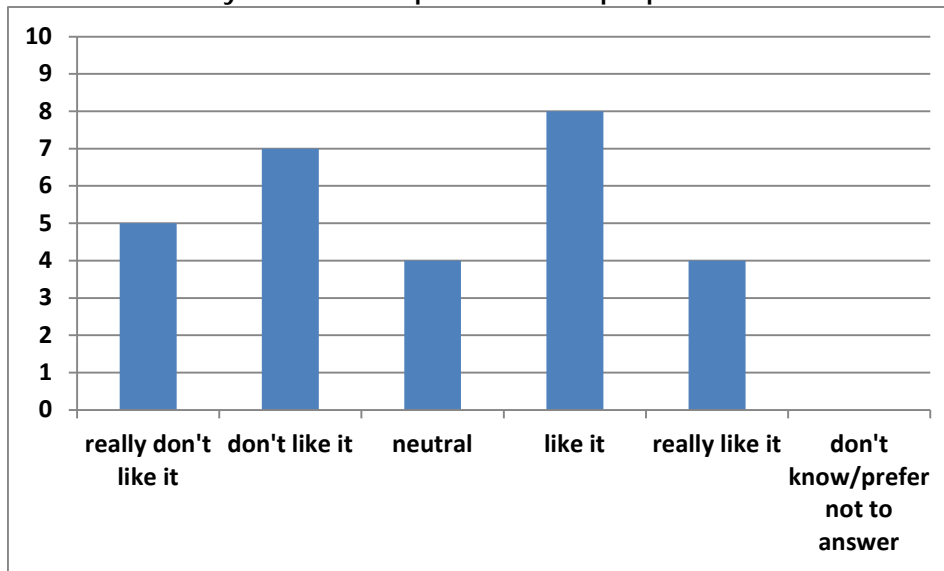
Will the proposal benefit or negatively impact the low-income community?



Should the development be approved as is?

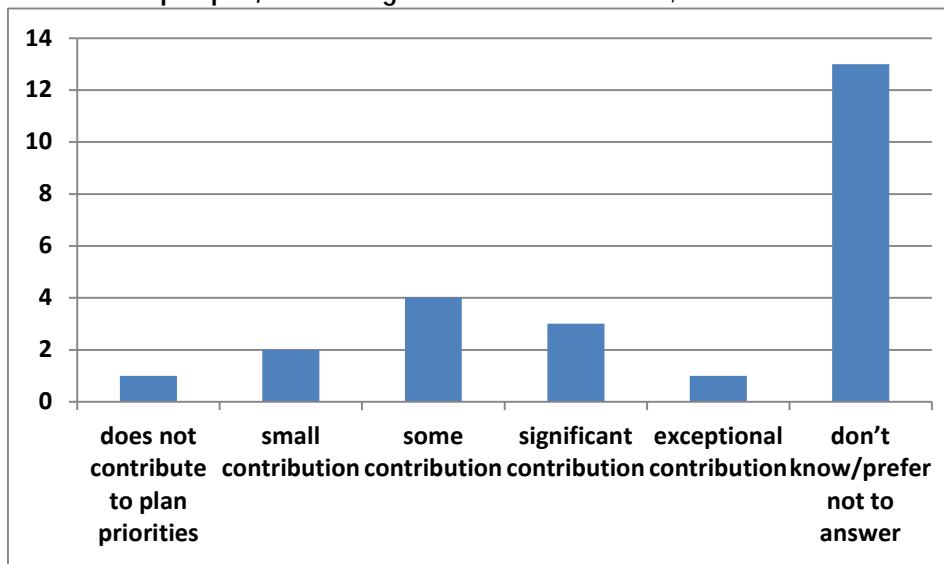


Please indicate your overall opinion of the proposal:

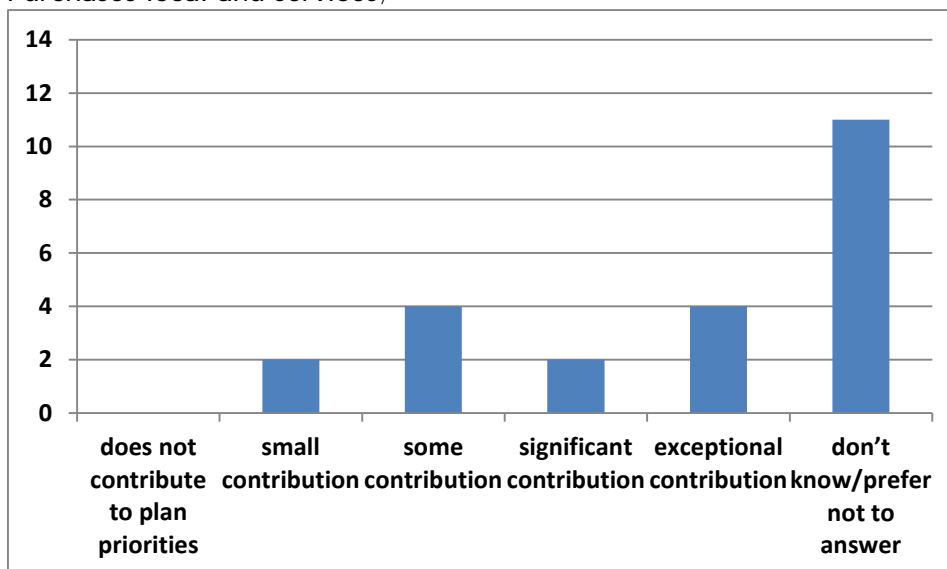


Contribution to Downtown Eastside Plan Priorities

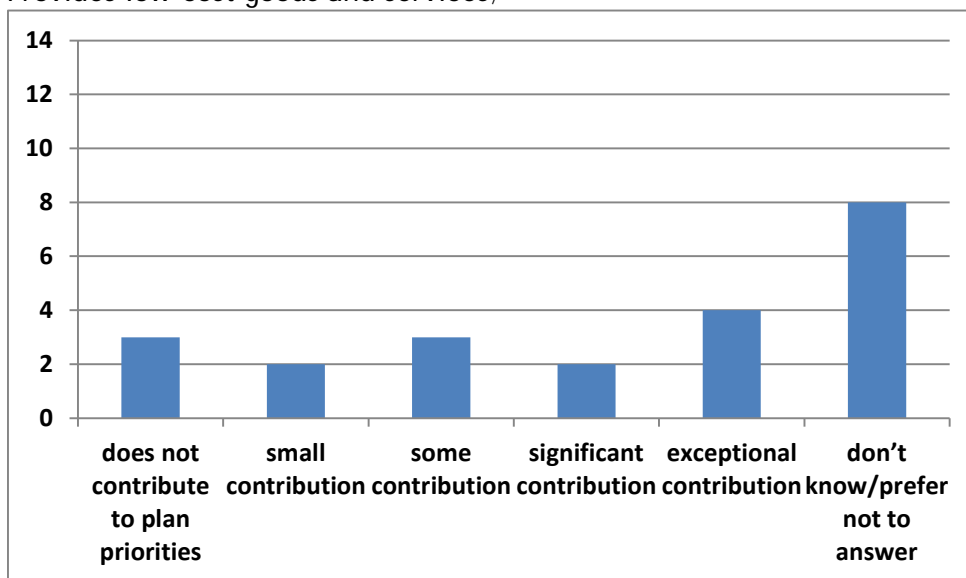
Hires local people, including those with barriers;



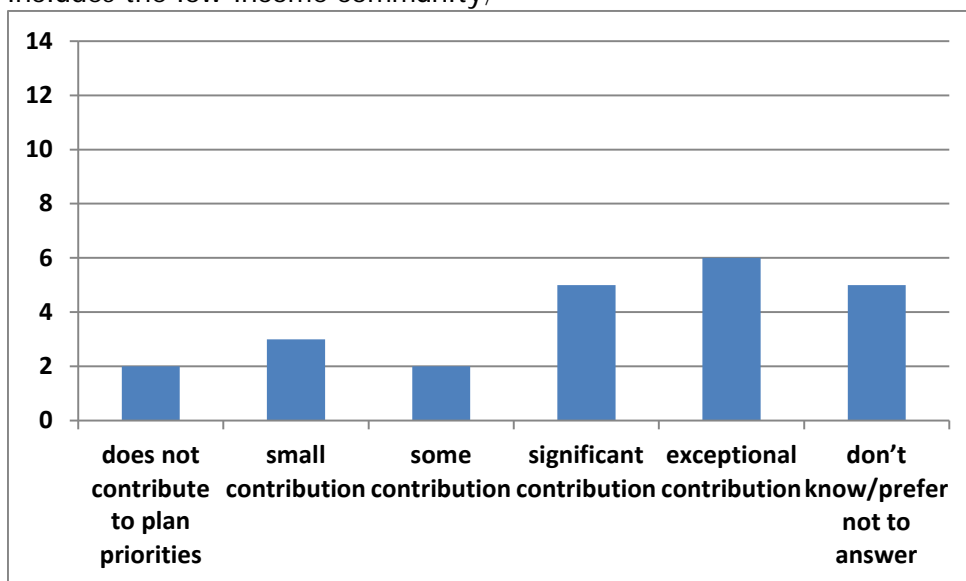
- Purchases local and services;



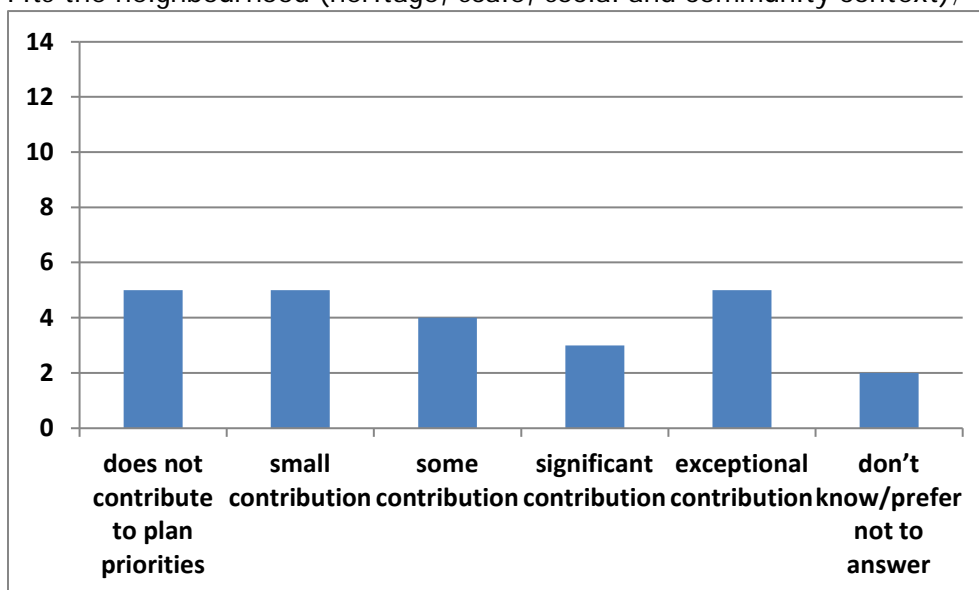
- Provides low-cost goods and services;



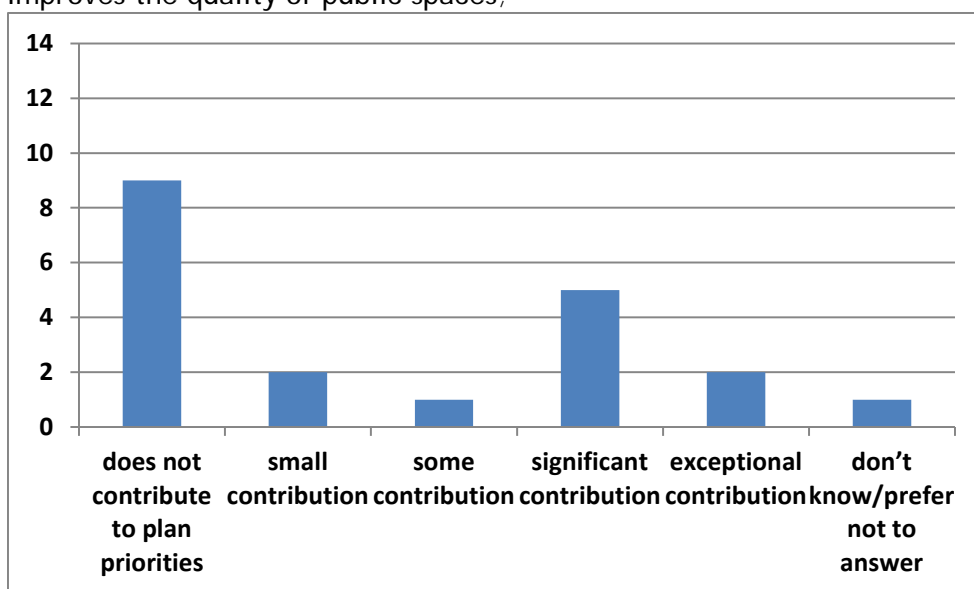
- Includes the low-income community;



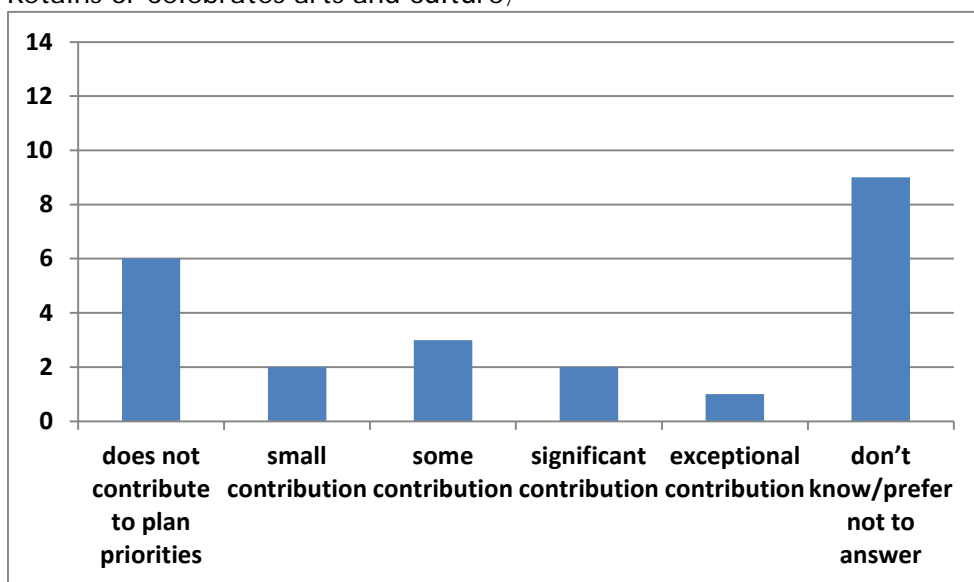
- Fits the neighbourhood (heritage, scale, social and community context);



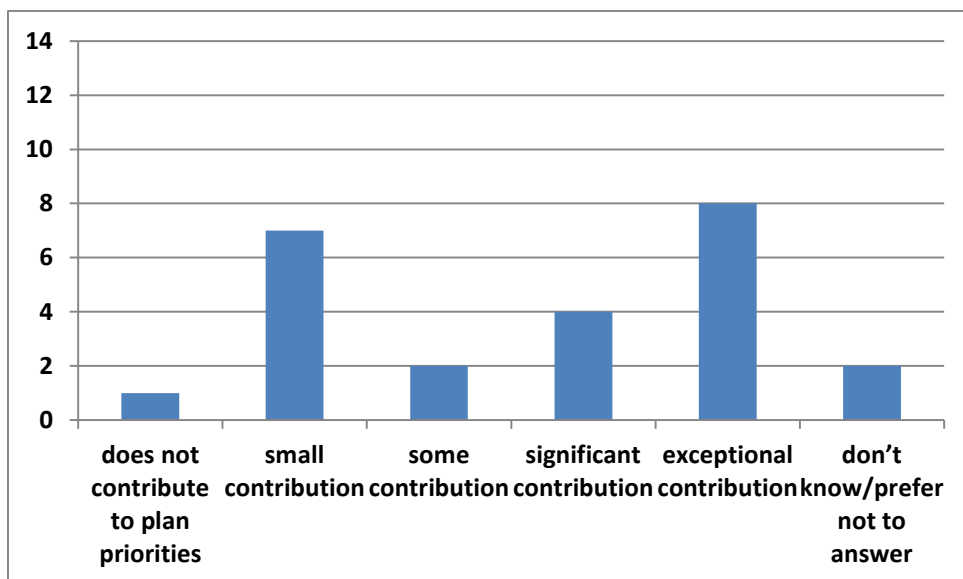
- Improves the quality of public spaces;



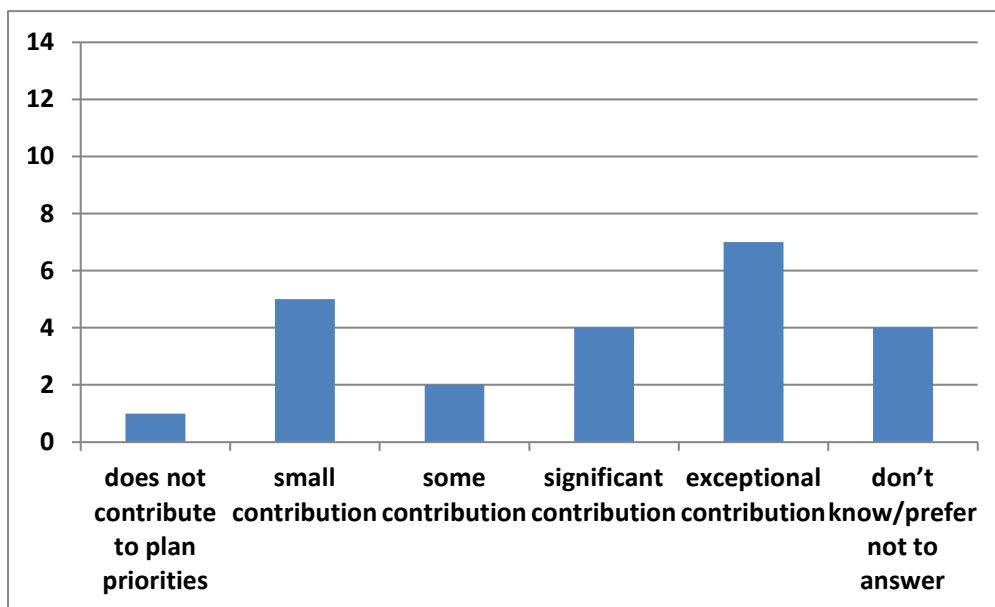
- Retains or celebrates arts and culture;



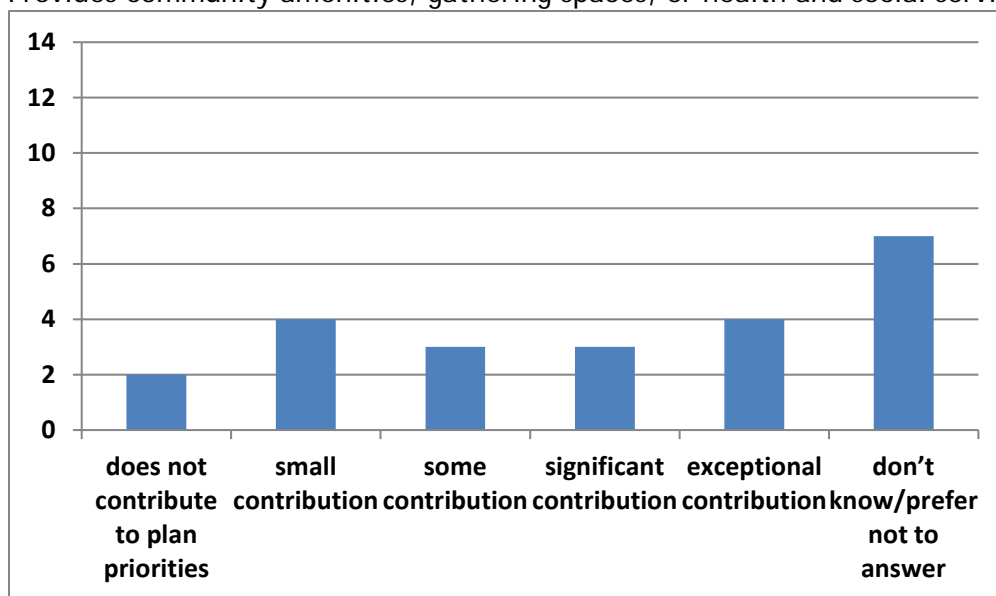
- Provides more housing options;
 - The new building will enhance the low-income social housing already on the site and supplement this with additional affordable housing.



- Maintains health and social services in the low-income community;
 - The new integrated health services centre will provide core health services to the low income community.



- Provides community amenities, gathering spaces, or health and social services;



Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by themes of support and concerns and by level of frequency:

Comments of Support:

- **Housing Mix:** Most respondents generally supported the mix of income levels and tenure types in the proposal.
- **Amenities:** Respondents generally support the integration of clinic space in the first three levels.
- **Building Location:** Some respondents think the proposal is a good use of the lot and think the development will benefit the surrounding area.

Comments of Concern and Suggestions for Improvement:

- **Building Design:** Some respondents commented that the building is too tall and the massing is too bulky and overpowers the site. They suggested some additional architectural variety in the design to reduce the 'institutional' feel of the building and to include features such as brickwork and heritage elements. Some respondents were also concerned about shadowing on Hastings Street and the impact on the public realm.
- **Housing Mix:** Some respondents were concerned about the percentage of units at welfare rates and expressed a desire for a commitment for 100% at this rate. Some respondents were also concerned about the affordability of the social units not at the welfare rates and wanted to ensure those who need them can afford them.
- **Safety:** Some respondents are concerned about their safety in the area. Some suggested that the laneway should be activated with artwork and lighting.

- **Neighbourhood Change:** Some respondents were concerned that the development would further gentrify the area.
- **Land Use:** Some respondents were concerned that there were too many units being proposed in the development in relation to the size of the site.
- **Building Maintenance:** Some respondents were concerned about how the building will be managed and whether it will be provided by a non-for-profit company.
- **Building Height:** Some respondents suggested that the height of the building could be increased to allow for more units and to spread densification across the entire downtown, rather than concentrated in the Downtown Eastside.

The following miscellaneous comments were received from the public:

- Concern about the lack of a community garden integrated in the design
 - Concern that the public does not understand the proposal
 - Concern about the affordability of the social housing units
 - Concern that it does not fit in with the surrounding neighbourhood (scale, massing, setbacks, etc.)
 - Concern that the presentation of the material online does not shown enough information for respondents to provide adequate feedback
 - Concern about the maintenance of the green roof over the long term
 - Concern about sidewalk vending and loitering and the cleaning of garbage and debris
 - Concern about the loss of views at 33 W Pender Street

 - Suggestion for the inclusion of a gym
 - Suggestion for more and better information on the layout of the social housing units
 - Suggestion for the clinic space to include a range of services offered to everyone and include private and public services
 - Suggestion to include more density to allow for increased ceiling height of micro units and additional market rental
 - Suggestion for the inclusion of family doctors who speak both Chinese and English
 - Suggestion to make the outdoor space on the fourth floor roof as flexible play space for families

 - Support for the level of social housing given that it cannot be 100% welfare
- Support for the form and massing

58 West Hastings Street FORM OF DEVELOPMENT



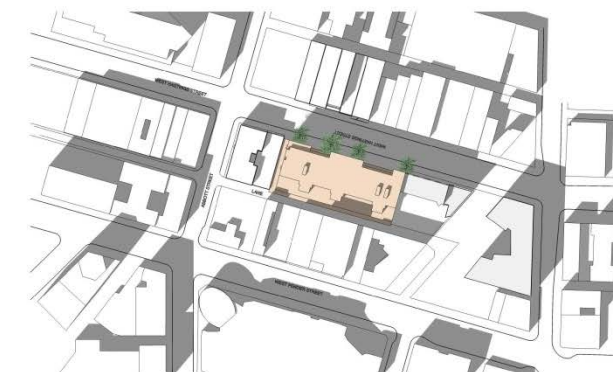
Streetscape Context - W Hastings Face



1 MARCH/SEPTEMBER 21 10AM
NTS



2 MARCH/SEPTEMBER 21 12PM
NTS

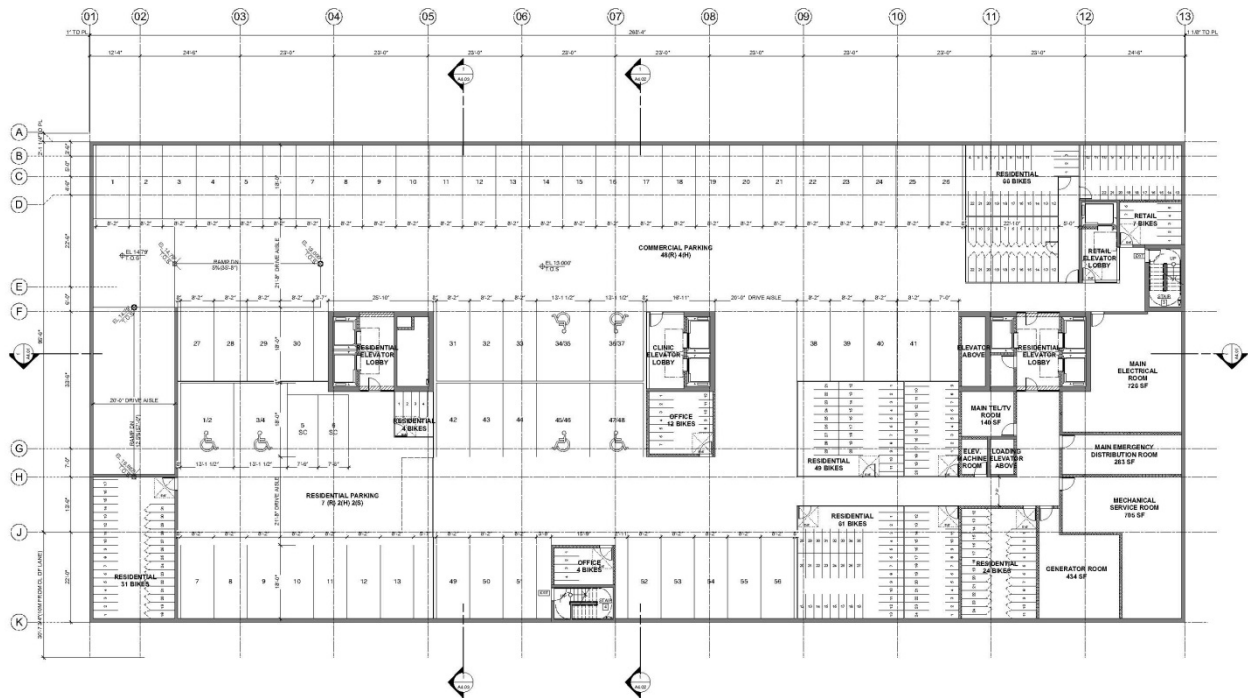


3 MARCH/SEPTEMBER 21 2PM
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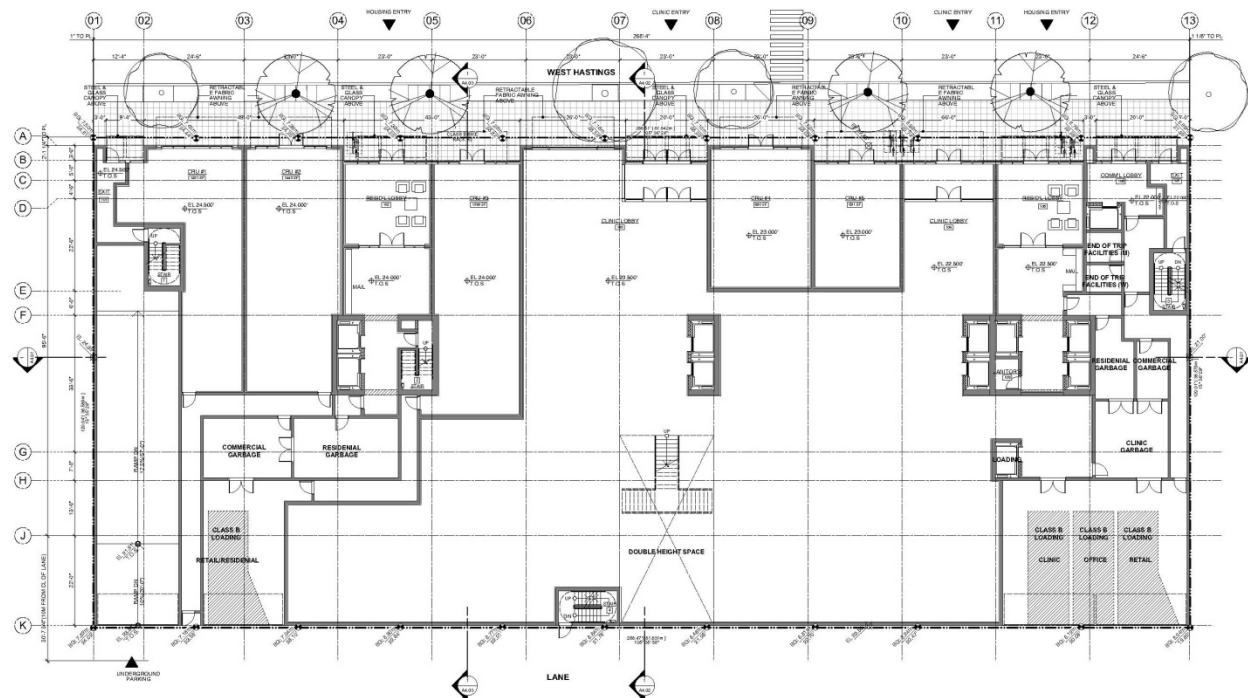


4 MARCH/SEPTEMBER 21 4PM
NTS

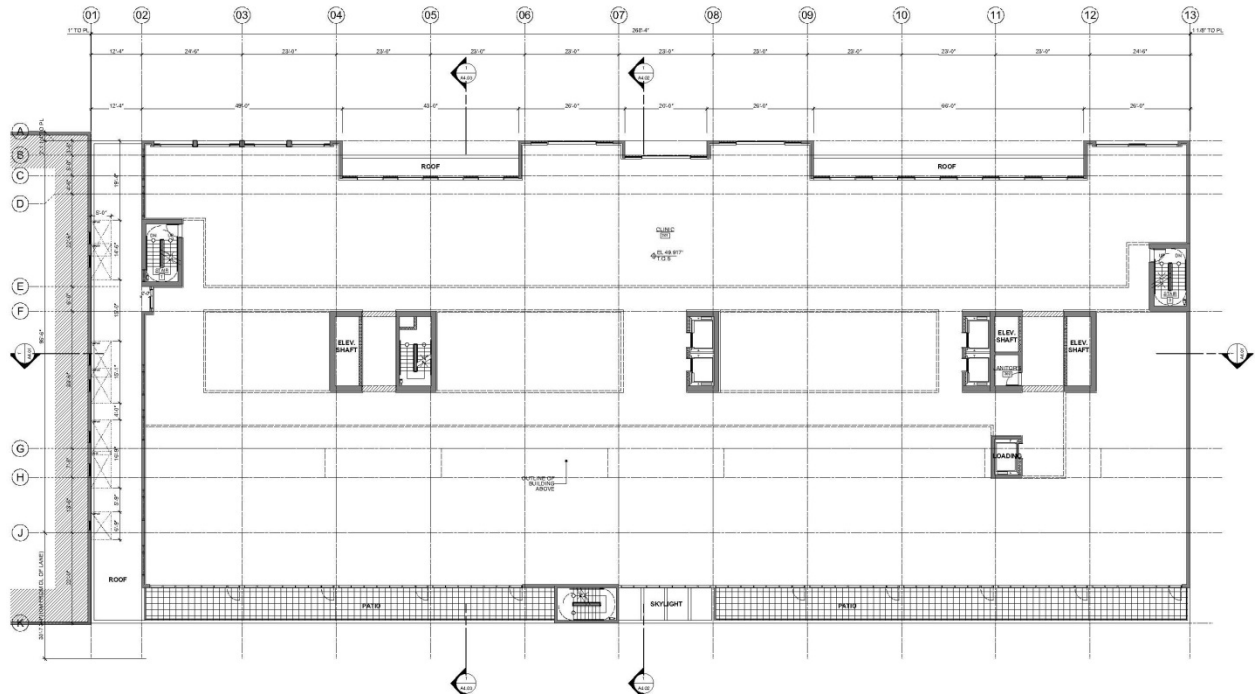
Shadow Studies at Equinox (10am, 12 Noon, 2pm, 4pm)



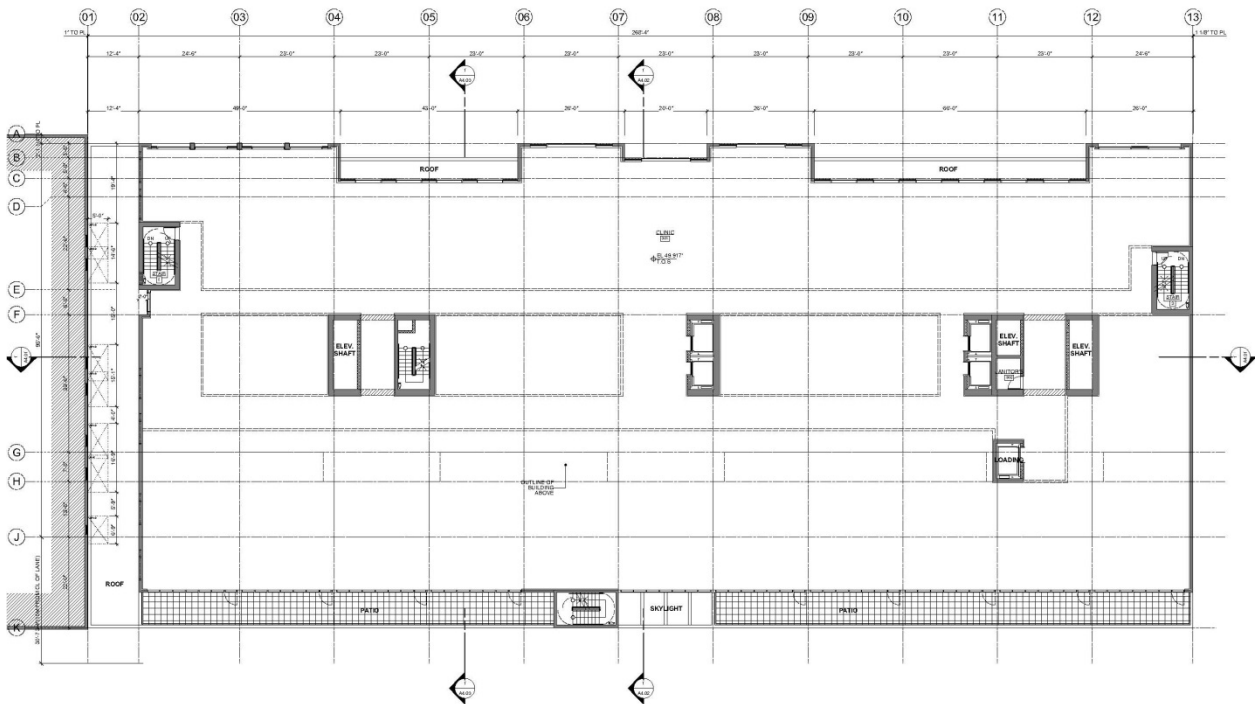
Basement 01 - Carpark



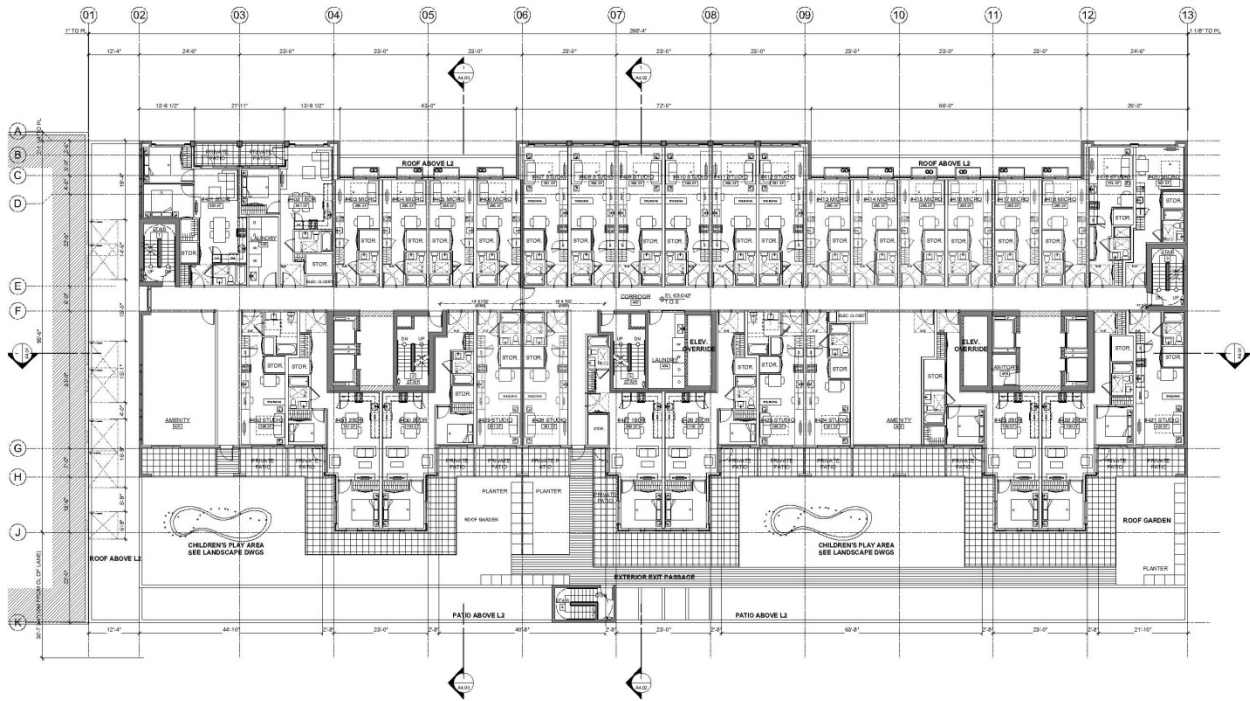
Floor 01 - Clinic + Commercial Retail Units



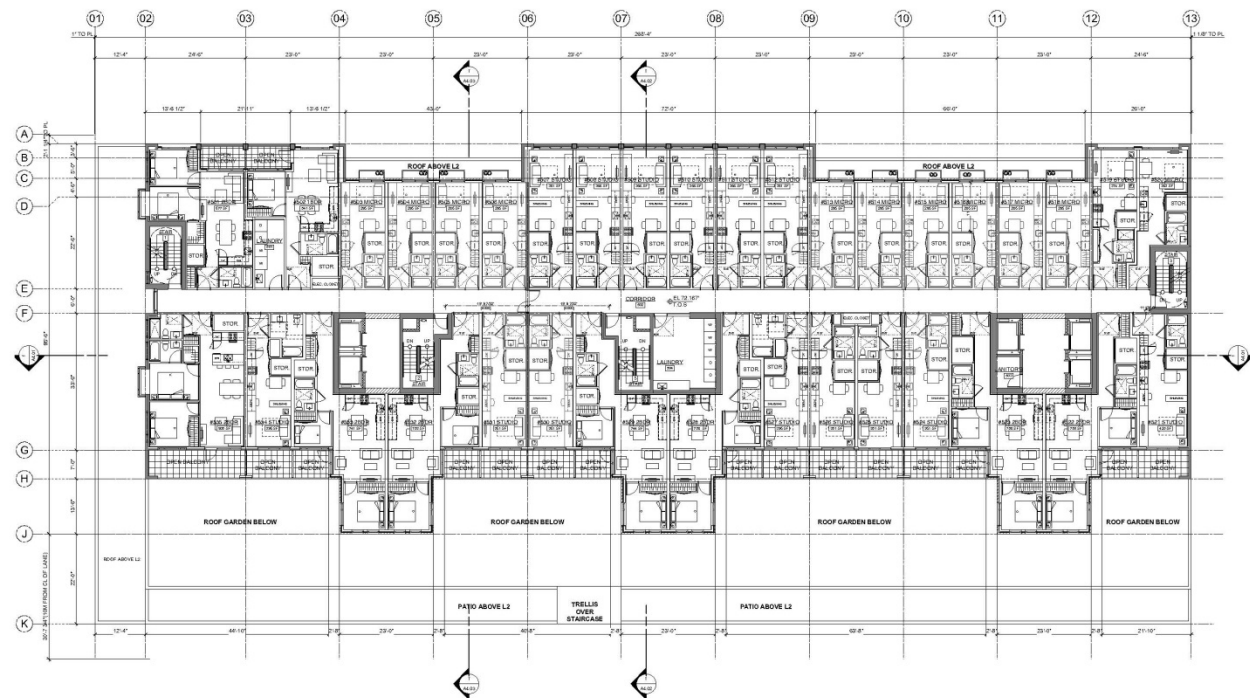
Floor 2 - Clinic



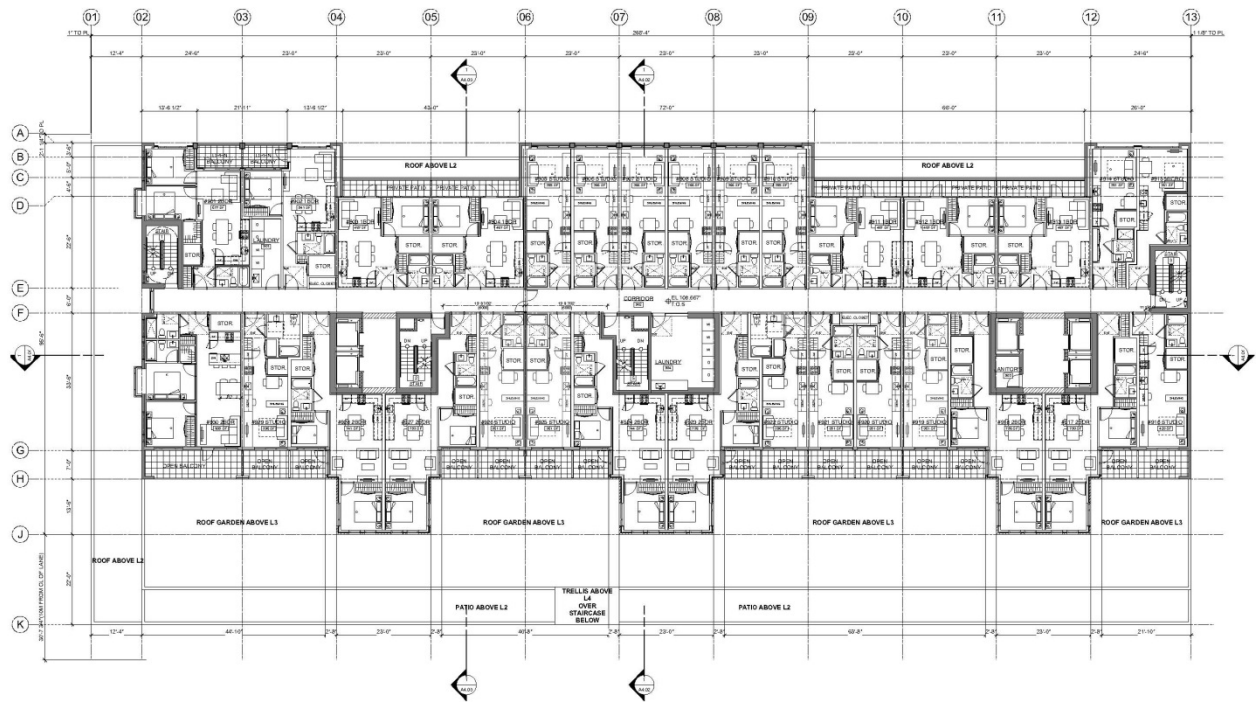
Floor 03 - Offices



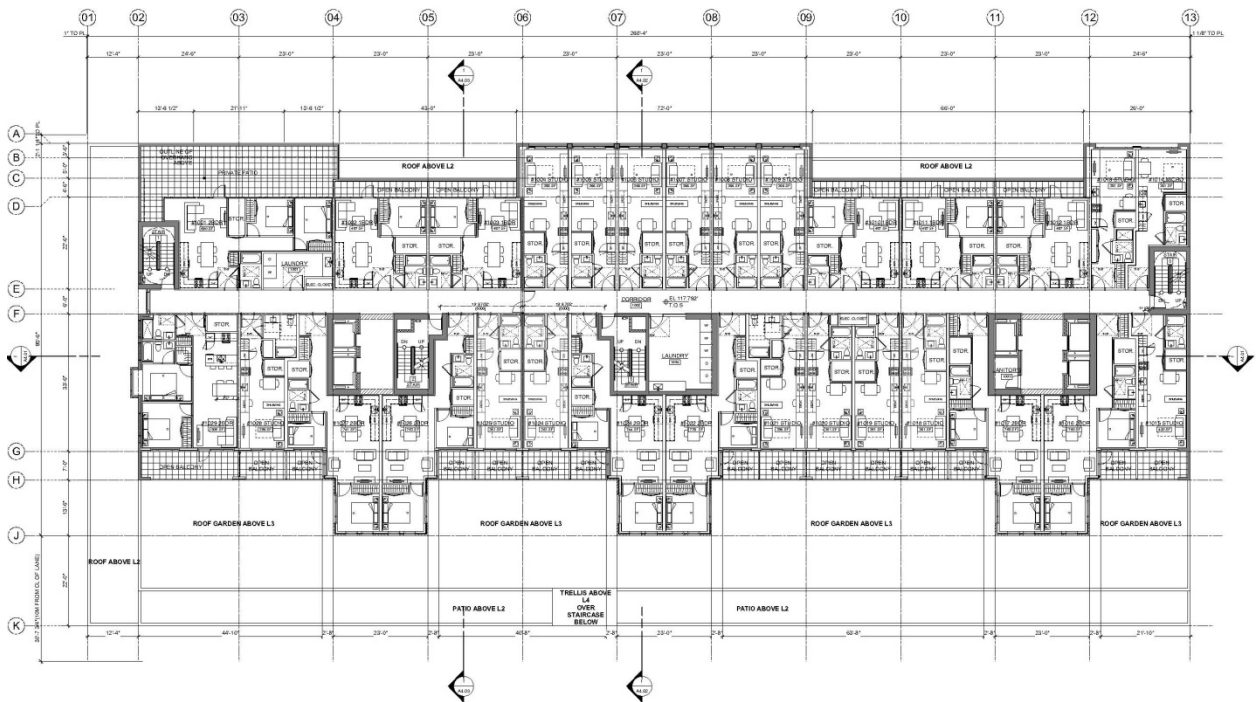
Floor 04 - Residential



Floor 05 to 08 - Residential



Floor 09 - Residential



Floor 10 - Residential



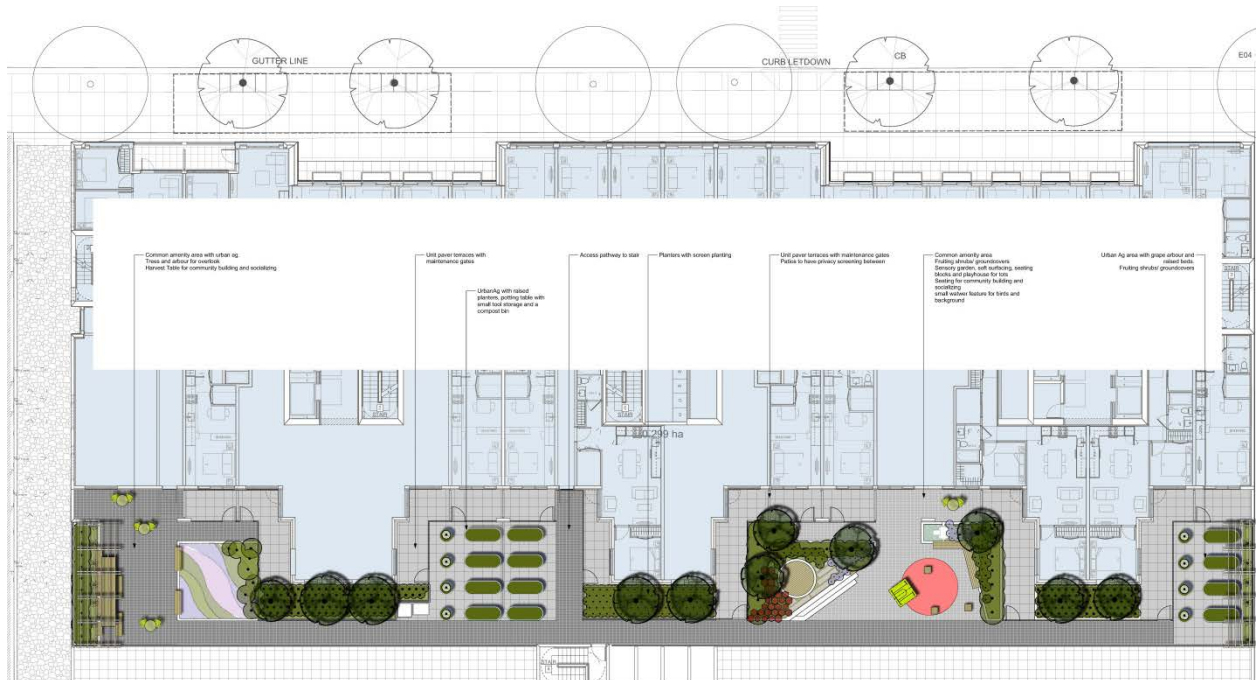
North Elevation - W Hasting Face



South Elevation - Lane Face



West and East Elevations - Interior Sideyard Faces



Landscape Plan for Shared Outdoor Area on Floor 04

58 West Hastings Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Ten-storey mixed use building, with an integrated health services centre serving the Downtown Eastside community on, containing 231 social housing units on floors 4-10.

Public Benefit Summary:

	Current Zoning	Proposed Zoning
Zoning District	DD (Area C2, DODP)	CD-1
FSR (site area = 2,993.8 m ² / 32,226 sq. ft.)	5.0 (note 1)	6.40
Floor Area (sq. ft.)	161,130 sq. ft. (note 1)	216,753.8 sq. ft.
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$13.91 sq. ft.)	\$1,225,420	\$1,225,420
	DCL (Area Specific)		
	Public Art (\$1.98/sf)	(note 1)	(note 1)
	20% Social Housing		
Other Public Benefits Offered	Heritage		
	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$1,225,420	\$1,225,420

Other Benefits (non-quantified components):

231 units of social housing.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%), Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).

Notes:

1. Social Housing is exempt from public art contributions.

58 West Hastings Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	58 West Hastings Street
Legal Descriptions	Lot 1, Block 29, District Lot 541, Group 1, New Westminster District Plan, BCP39144
Developer	Vancouver Affordable Housing Association in partnership with the Vancouver Chinatown Foundation
Architect	W.T. Leung Architects Inc.
Property Owner	City of Vancouver

Site Statistics

Site Dimensions and Area	81.8 m (269 ft.) x 36.6 m (120 ft.) 2,993.8 sq. m (32,226 sq. ft.)
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Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	DD (Downtown) District	CD-1 (Comprehensive Development) District	--
Uses	Hotel; Light Industrial; Office Commercial; Other Commercial, including a Body-Rub Parlour; Parking Area And Parking Garage, subject to the provisions of Section 5; Parks And Open Space; Public And Institutional; Residential; Retail Commercial; Residential; Social, Recreational And Cultural, including Casino - Class 1 And Bingo Hall.	Residential Retail Service Office	--
Floor Space Ratio (FSR)	5.0 FSR - Maximum FSR for all uses, residential limited to 3.0 FSR 6.0 FSR - If 100% of the residential is secured market housing or two-thirds of the floor area is social housing, discretionary increases to density may be considered	6.40 FSR	--
Floor Area	161,130 sq. ft.	216,753.8 sq. ft.	
Maximum Height	22.9 m (75 ft.) - Basic maximum height. 32 m (105 ft.) - If 100% of the residential is secured market housing or two-thirds of the floor area is social housing, discretionary increases in height may be considered	32 m (105 ft.)	33.21 m (108.96 ft.)
Unit Mix	25% family social housing units	Micro Unit: 57 Studio: 103 1-bedroom: 17 2-bedroom: 54 (23.4%) Total: 231	--
Parking Spaces	Per Parking By-law Equivalent to 62 spaces	69 Vehicle Parking Stalls Five Class B Loading 223 Bicycle Parking Stalls	Parking relaxation is supported.

Loading	Per Parking By-law -	Class B: 5	--
Bicycle Spaces	Per Parking By-law Residential Class A: 289 Residential Class B: 6 Retail Class A: 1 Retail Class B: 6 Office Class A: 13 Office Class B: 6	Residential Class A: 233 Residential Class B: 6 Retail Class A: 12 Retail Class B: 6 Office Class A: 21 Office Class B: 6	--