

## SUMMARY AND RECOMMENDATION

**2. REZONING: 58 West Hastings Street**

**Summary:** To rezone 58 West Hastings Street from DD (Downtown District) District to CD-1 (Comprehensive Development) District to permit the development of a 10-storey mixed-use building with commercial and medical office uses on floors one to three, and with 231 units of social housing above. A height of 33.21 m (108.96 ft.) and a floor space ratio (FSR) of 6.40 are proposed.

**Applicant:** Vancouver Chinatown Foundation (prospective leaseholder) on behalf of the City of Vancouver (property owner) and Vancouver Coastal Health (prospective healthcare operator)

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of December 12, 2017.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in Appendix A of the Policy Report dated December 12, 2017 entitled "CD-1 Rezoning: 58 West Hastings Street", be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE 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 Rezoning 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" manoeuver 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: Manoeuvering 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:
  - o Provide double loading bay throats for the Class B loading spaces.
  - o 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 me 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 20 m 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.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule A of the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated December 12, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated December 12, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street".

- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated December 12, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street".
- E. THAT, if Council approves in principle this rezoning and the Housing Agreement described in section (b) of Appendix B of the Policy Report dated December 12, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, 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 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.

[RZ - 58 W Hastings St]