



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 16, 2018
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VanRIMS No.: 08-2000-20
Meeting Date: February 20, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 61-95 West Hastings Street

RECOMMENDATION

- A. THAT the application by Gair Williamson Architect Inc., on behalf of W East Holdings Limited, to rezone 61-95 West Hastings Street [*Lot A (Reference Plan 355) of Lot 10, Block 3, Old Granville Townsite, Plan 168, and Lot 9, Block 3, Old Granville Townsite Plan 168; PIDs 010-825-762 and 009-849-076, respectively*] from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 5.00 to 7.62 to allow for the construction of a 10-storey mixed-use building with three commercial units at grade and 132 residential units above, all of which will be secured as market rental housing, be referred to a Public Hearing, together with:
- (i) plans prepared by Gair Williamson Architect Inc., received November 14, 2016, and September 12, 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 amendment 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, 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 Arts, Culture and Community Services.

- E. THAT Recommendations A through D 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 61-95 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The application proposes a 10-storey mixed-use building with three commercial units at grade and 132 units of secured market rental housing above. The proposed building has a floor space ratio (FSR) of 7.62. This application is being considered under the *Downtown Eastside Plan* (DTES Plan) and, if approved, would contribute to the DTES Plan's market rental housing goals and social impact objectives.

Staff assessed the application and concluded 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 2017)
- Victory Square Policy Plan (2005)
- Victory Square Guidelines (2006)
- Housing Vancouver Strategy (2017)
- Housing and Homelessness Strategy (2011)
- Housing Plan for the Downtown Eastside (2005)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Urban Agriculture Design Guidelines for the Private Realm (2009)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2017)
- Financing Growth Policies (2003)
- Development Cost Levy By-law (2008, last amended 2017)
- Public Art Policies for Rezoned Developments (2014)

REPORT

Background/Context

1. Site and Context

The subject site is located at the northeast corner of Hastings Street and Abbott Street, with a frontage of 30.0 m (98.4 ft.) on Hastings Street and 40.3 m (132.2 ft.) on Abbott Street. The site area is 1,208.7 sq. m (13,010 sq. ft.). It is comprised of two legal parcels and is currently used as a surface parking lot.

The blocks surrounding the subject site contain a mixture of residential (including social housing), commercial, office and mixed-use buildings that range in height from one to 32 storeys. Current zoning in the immediate area and the location of significant developments is shown in Figure 1. Details for significant developments are provided in Table 1.

Figure 1 - Site and surrounding zoning

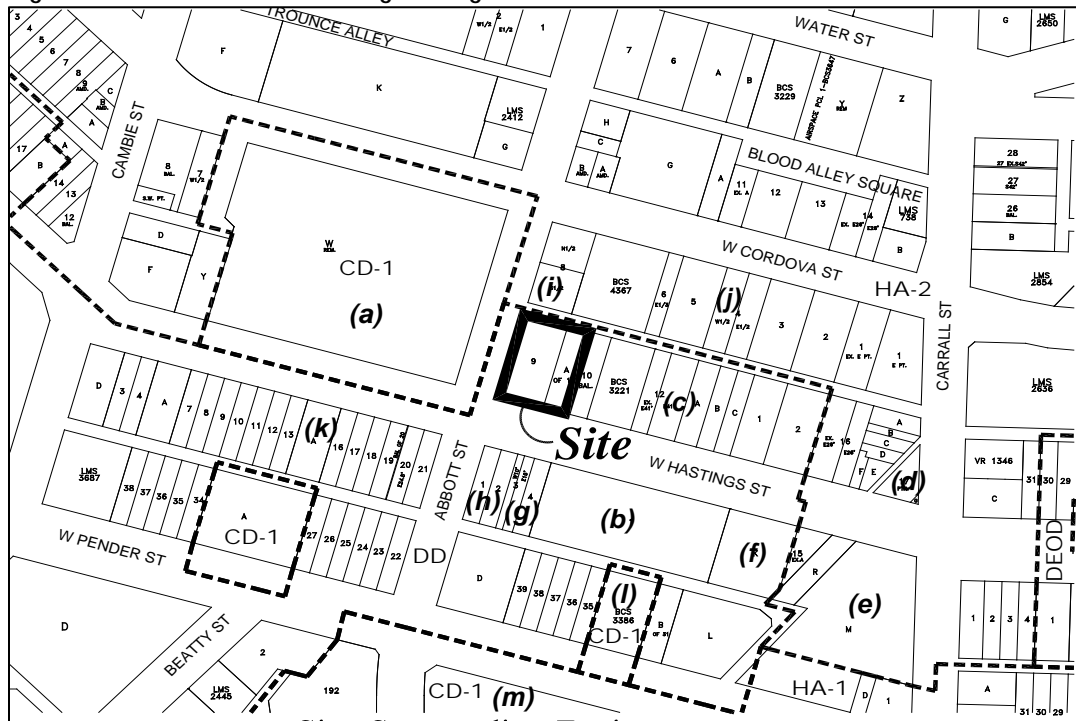


Table 1 - Site context

Location	Address	Notes
(a)	103 Cordova St	"Woodward's Building" - Mixed-use development with 32-storey market strata tower and social housing (built 2009)
(b)	58 W Hastings St	Rezoning application for a 10-storey mixed-use building with 231 units of social housing. (Public Hearing scheduled January 16, 2018)
(c)		The balance of this block on the north side of Hastings Street has retained its historic streetscape
(d)	399 Carrall St	"Pioneer Place - Pigeon Park" - DTES gathering place
(e)	425 Carrall St	"BC Electric Building"
(f)	20 W Hastings St	"Portland Hotel" - 88-unit supportive housing building
(g)	74 W Hastings St	"Grand Union Hotel"
(h)	404 Abbott St	"Abbott Mansions"
(i)	320 Abbott St	"Hotel Metropole"
(j)		This block on the south side of Cordova Street is part of the Gastown Historic Area (HA-2 zoning)
(k)		The 100 block on the south side of Hastings Street has retained its historic streetscape
(l)	33 W Pender St	A nine-story market strata residential building (built 2009)
(m)	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 DTES 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 Strategy — In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

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.

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.

Strategic Analysis

1. Proposal

The application is to rezone the site at 61-95 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District in order to construct a 10-storey mixed-use building. The proposed building includes three commercial units at street level, with 132 units of secured market rental housing on levels 2 through 10. Bicycle parking, is proposed at P1 and on the second and third floors. Vehicle parking is proposed underground with access from the lane.

Figure 2: Rendering of Proposed 10-storey Building



2. Land Use

The proposal includes 8,325.7 sq. m (89,617 sq. ft.) of residential floor area, to be secured as market rental housing, along with 639.6 sq. m (6,885 sq. ft.) of commercial space at grade. 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 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. For this site, the DODP requires continuous retail on both Abbott Street and Hastings Street frontages.

With a total of 132 secured market rental housing units, this application for a mixed-use building addresses the intent of the DTES Plan and the *Rezoning Policy for the Downtown Eastside* to provide opportunities for new market rental housing in the Victory Square area.

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 *Housing and Homelessness Strategy*, *Housing Vancouver Strategy*, and the DTES Plan. This application would deliver 132 secured market rental housing units, including 45 family units with two-bedrooms (34% of all units).

City-wide and DTES Housing Targets – The project would deliver 132 new secured market rental housing units, which would contribute towards the targets in the *Housing and Homelessness Strategy* (see Table 2).

Table 2: Progress toward Secured Market Rental Housing Targets as set in the *Housing and Homelessness Strategy 2012-2021* (September 30, 2017)

	Target (2012-21)	CURRENT PROJECTS				GAP
		Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	2,139	2,895	1,998	7,032	2,032 above target

*Unit numbers in this table exclude the units proposed at 61-95 W Hastings Street, pending Council approval of this rezoning application.

Unit Mix – The *DTES Plan* requires that, for market housing development, the target for family housing is a minimum of 25% of all units. Of the 132 units provided, 45 are two-bedroom units, equivalent to 34% of the proposed units. Staff is recommending this unit mix because it supports the provision of family housing units while maintaining a focus on singles in the area through the remaining studio and one-bedroom units.

Table 3: Proposed Unit Breakdown

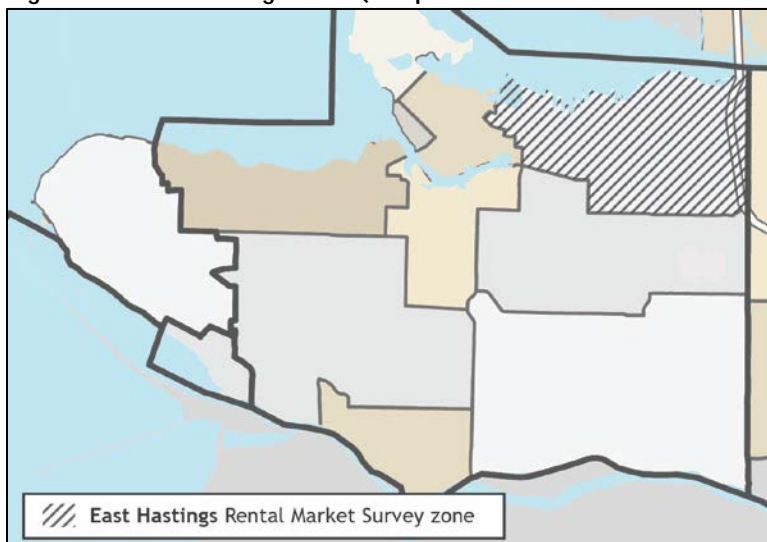
Unit type	Number	Percent of Total
Studio	83	62.9 %
1-Bedroom	4	3.0 %
2-Bedroom	45	34.1 %
Total	132	100 %

The dwelling units in this application would be secured as market rental through a Housing Agreement with the City for the longer of the life of the building or 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. The secured market rental housing proposed with this application is consistent with the Victory Square policies in the *DTES Plan*, which allows consideration of rezonings for such housing, with the intent of creating a diverse housing mix and supply in the area.

Security of Tenure – Should the rezoning be approved, all 132 units would be secured through a Housing Agreement and a Section 219 Covenant for 60 years, or the life of the building, whichever is longer. Conditions related to securing the units are contained in Appendix B.

According to the “*CMHC Retail Market Report, 2017*,” Vancouver has one of the lowest vacancy rates in Canada. In fall 2017, the vacancy rate in the City was 0.9%. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in the East Hastings Sub-area, in which the subject site is located, was even lower at 0.4% (See Figure 3 for the outline of the East Hastings sub-area).

Figure 3: East Hastings area (Adapted from CMHC Retail Market Report, 2017)



4. Density, Height and Form of Development

Density – Within the existing DODP, the allowable density on the site is an 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 FSR 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 under existing zoning.

Through the DTES Plan and the *Rezoning Policy for the Downtown Eastside*, 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 rezoning application, as submitted on November 14, 2016, proposes an overall floor area of 9,204.1 sq. m (99,072 sq. ft.), equivalent to 7.62 FSR. This floor area includes residential and commercial floor area, as well as above-grade bicycle parking, but excludes amenity areas.

Building Height – The maximum permitted height in area C2 of the DODP is 22.9 m (75 ft.). A discretionary increase in height 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 32.5 m (106.6 ft.) to top of parapet, noting also a height of 35.7 m (117.3 ft.) to the top of the rooftop access stair. Pursuant to Section 10 of the *Zoning and Development By-law*, rooftop elements may be excluded from the calculation of height if they are required to provide access to green roofs or space for urban agriculture. To be considered for this height exclusion, at least 25% of the roof area should be intensive green roof, with raised or inset planters with a substantial depth of soil to support a wide range of plant sizes.

The draft CD-1 By-law provisions in Appendix A include a maximum height of 32.0 m (105.0 ft.). Design conditions in Appendix B require a corresponding reduction in height of approximately 0.5 m (1.6 ft) to achieve this maximum height and to allow for the provision of green roof technologies in compliance with the *Urban Agriculture Design Guidelines for the Private Realm and Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases Bulletin*.

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; masonry as a predominant building material; features such as punched window openings and projecting cornices at the roof line; and contemporary architectural expression for new development.

Figure 4: View Looking Northwest



The proposed design for the building aims to maintain and contribute to the scale and continuity of Hastings Street and the broader Victory Square Area, as anticipated in the *Victory Square Policy Plan* and *Victory Square Guidelines*. The design rationale is to bridge in scale from the Woodward's development to the west to the finer grain heritage buildings to the east (See Figure 4). The architectural expression aspires to complete a rhythm of heavy masonry and lighter metal paneling. The south facing façade expresses two volumes; one that is approximately 10.7 m (35 ft.) wide and the other approximately 18.9 m (62 ft.) wide, mimicking the historic frontages of Hastings Street. The punched windows are recessed 36 cm (14 in.) to also reflect the historic character, however, the cladding is with contemporary materials of silver, gray, and zinc coloured metal panels. The lane frontage is set back above level 1 to improve access to views and privacy of adjacent residences. The ground floor is laid out on an eight-foot module and is sheathed in stone. Commercial retail unit frontages range from 7.3 m (24 ft.) to 18.9 m (62 ft.) in width. Staff concluded that the proposal appropriately responds to the *Victory Square Policy Plan* and *Victory Square Guidelines*, subject to design development conditions in Appendix B.

Urban Design Panel – The rezoning application and the proposed form of development was reviewed by the Urban Design Panel, receiving support on February 8, 2017 (see Appendix D).

Staff have reviewed and assessed the proposed density, height and form of development on the site and concluded that the proposal is an appropriate response to the site and its context, subject to the design development conditions in Appendix B.

The architectural drawings are included in Appendix E and the development statistics are included in Appendix G.

5. Parking and Transportation

Parking and Loading — Based on the Parking By-law, the proposed development would require a total of 64 vehicle parking spaces and three Class B loading spaces. The application meets the By-law requirement for vehicle parking, with the inclusion of four car share spaces, or the equivalent of 20 vehicle parking spaces. The application proposes two Class B loading spaces at ground level. Engineering staff have reviewed the application and support a loading relaxation from three Class B loading spaces to two, subject to a shared loading agreement between the residential and retail components. Recommended conditions of approval are included in Appendix B.

Bicycle Spaces — A total of 176 Class A bicycle spaces are proposed on levels P1, 2 and 3. Class A bicycle spaces on levels 2 and 3 would be accessed by a dedicated bike elevator. Class B bicycle spaces are identified on the plans on the Abbott Street frontage. The amount of Class A and Class B bicycle spaces would meet or exceed the Parking By-law requirements. Engineering staff have reviewed the proposed bicycle provisions and have indicated that they would support the proposed location and elevator access for bicycles, and the location proposed for Class B bicycle spaces. Engineering staff recommend a condition to provide elevators of a size able to accommodate bicycle access (See Appendix B).

The subject site is well located with regard to transit, within 400 m (a five-minute walk) of Stadium-Chinatown SkyTrain Station, and within 800 m (a ten-minute walk) of Waterfront SkyTrain Station. It is near bus service on Hastings, Pender, Cordova and Cambie streets. Bicycle routes are located on nearby streets.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning* was amended by Council on April 28, 2017 to require that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application was received prior to May 1, 2017 and had the option to meet either the preceding version of the policy or the updated version. This application has opted to meet the preceding version.

The *Green Buildings Policy for Rezoning*, as it applies in this case, 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.

7. 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 5) 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 5: Community-Based Development Area



The 61-95 West Hastings Street site is the first rezoning application for market residential to be considered by Council in the Community-based Development Area since the DTES Plan’s adoption.

In its Neighbourhood Fit self-evaluation, the applicant anticipated that the project would make a significant contribution to hiring local residents and program the commercial unit fronting Abbott Street in ways that serves the local community.

Local hiring – Rezoning conditions in Appendix B require that, during the project’s construction phase, the applicant make best efforts for inner-city local employment and report back to the Managing Director, Social Policy and Projects during construction on its progress in its efforts. A minimum target of 10% of working hours associated with construction is suggested. The intent of this target is to ensure that benefits from redevelopment remain within the inner-city through employment opportunities for individuals living with barriers to employment (e.g. individuals living with mental health and addictions, Aboriginal residents, and newcomers whose first language is not English). While larger rezoned developments (such as the PARQ development at 39 Smithe Street) have entered into a legal agreement for Inner-City Local Employment and Procurement, no such legal agreement is sought at this site.

Space for social enterprise or non-profit – Rezoning conditions in Appendix B require that one of the three at-grade commercial units is made available at below-market rent for a period of no less than 20 years to an employment-based social enterprise or non-profit organization acceptable to the City. This space would support the DTES Plan’s community economic development goals.

Social Policy staff will continue to work with the applicant through the development permit, construction and occupancy stages to identify appropriate employment-based social enterprise or non-profit tenants and to facilitate the engagement of non-profit employment agencies to assist with local hiring.

PUBLIC INPUT

Public Notification – The rezoning application was submitted on November 14, 2016. A rezoning information sign was installed on the site on December 8, 2016. A total of 11,329 notifications were distributed within the neighbouring area on or about January 1, 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).

January 27, 2017 Community Open House – A community open house was held on January 26, 2017. Staff, the applicant team, and a total of 28 people attended the Open House.

Public Response – Public responses to the November 14, 2016 proposal have been submitted to the City as follows:

- In response to the January 26, 2017 open house, a total of 12 comment sheets with the neighbourhood fit survey were received from the public.
- A total of 35 letters, e-mails, online neighbourhood fit comment forms, and other feedback were received from the public.

Figure 6: Public Notification and Response (January 26, 2017 Open House)

Total notifications	11329
Open House attendees	28
Comment sheets	12
Other feedback	35

Those who provided feedback noted general support for the building’s inclusion of market rental units. Mixed feedback was received on form of development; some comments commended the building for its scale and fit with the neighbourhood, while others believed it was too tall and bulky, without leaving enough at-grade open space. Further concerns included:

- Lack of affordability with the rental units being developed as luxury units, when so many people in the neighbourhood do not have access to housing;
- Whether the proposal will serve members of the low-income community and if it will further increase gentrification in this area; and
- That the retail component would cater to luxury goods and services and would push out local and startup businesses by increasing rents.

A more detailed summary of the public comments on this application can be found in Appendix D.

Staff assessed the issues raised through the rezoning review process and concluded that the height, density and land use of the proposed development is supportable, subject to conditions contained in Appendix B. As noted above, staff have assessed that the form of development appropriately responds to the *Victory Square Policy Plan* and *Victory Square Guidelines*, subject to conditions contained in Appendix B. An intent of the Victory Square policies in the DTES Plan is to foster a diverse housing mix in the area, which includes new market rental housing. The proposal seeks to be inclusive and benefit members of the low-income community through local hiring and with a commercial space offered at below-market rent to be programmed in response to community needs.

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 applicant is not seeking the DCL waiver available to secured market rental developments. Therefore the City-wide DCL applies to both residential and commercial components.

The proposed residential floor area of 8,564.5 sq. m (92,188 sq. ft.) is subject to the residential DCL rate, which is currently \$168.13/sq. m (\$15.62/sq. ft.). A DCL of approximately \$1,439,977 is anticipated for the residential component.

The proposed commercial floor area of 639.6 sq. m (6,885 sq. ft.) is subject to the commercial DCL rate, which is currently \$149.73/sq. m (\$13.91/sq. ft.). A DCL of approximately \$95,770 is anticipated for the commercial component.

The total anticipated DCL generated is approximately \$1,535,747.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 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 the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL 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. As the proposal has a floor area below the minimum threshold, 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.

Rental Housing — The applicant has proposed that all of the 132 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the city's secured market rental housing stock for the longer of the life of the building or 60 years, whichever is longer. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

If this rezoning application is approved, the rental housing would be secured through a Housing Agreement and a Section 219 Covenant with the City and would be subject to the conditions noted in Appendix B.

On November 29, 2017, City Council approved a CAC policy amendment that exempts CACs on routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy (2012)* and *Rental Incentive Guidelines (2017)*. The new policy's exemption does not apply to sites with a base zoning of DD, as is the case for 61-95 West Hastings Street. In addition, this application was received prior to the November 29, 2017 approval of the CAC policy amendment.

No cash CAC is offered in this instance. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of secured market rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is appropriate in this instance.

Provision of an at-grade commercial unit available at below-market rent for a period of no less than 20 years to an employment-based social enterprise or non-profit organization represents a further benefit to the local community.

A public benefits summary is provided in Appendix F.

Social Implications

The new rental housing for singles and families would fill identified needs in the community as outlined the DTES Plan. Additionally, the proposal responds to the needs of the local low-income community through local hiring and with commercial space offered at below-market rent to be programmed in response to community needs.

Financial Implications

As noted under the section on Public Benefits, there are no cash CACs or public art contributions associated with this rezoning. The site is within the City-wide DCL district and it is anticipated that the project will generate a total DCL of approximately \$1,535,747.

The 132-unit market rental housing, secured by a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years, will be privately owned and operated.

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 secured market rental housing targets in the Victory Square area of 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.

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61-95 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

- 1.1 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, of 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) Retail Uses;
 - (c) Service Uses;
 - (d) Cultural and Recreational Uses;
 - (e) Institutional Uses;
 - (f) Office Uses;
 - (g) Manufacturing Uses; and
 - (h) Accessory Uses customarily ancillary to the uses listed in this section.

Conditions of use

- 3.1 The design and layout of at least 25% 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.

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,208.7 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 7.62.
- 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.
- 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. Building height, measured from base surface, must not exceed 32.0 m.

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 plan 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 acoustical 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

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61-95 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 Gair Williamson Architect Inc., and received November 14, 2016, including revised underground parking level plans received September 12, 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 comply with allowable building height.

Note to Applicant: The maximum achievable building height is 32.0 m (105 ft.). If rooftop access is to be excluded from the calculation of height, it must be provided in accordance with Section 10 of the Zoning and Development By-Law and the *Urban Agriculture Design Guidelines for the Private Realm and Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases Bulletin*.

- 2. Design Development of the Hastings Street public realm interface to provide greater space and amenity for pedestrians.

Note to Applicant: The intent is to accommodate additional at grade public space for the adjacent bus passenger queuing, loading, and passersby. This can be achieved with additional setting back of the exterior walls at the ground floor facing Hastings Street to at least 0.6 m (2 ft.) in between the building columns and providing improved opportunities for waiting, standing, or sitting under cover.

- 3. Design development to increase the provision of useable private outdoor open space.

Note to Applicant: This may be achieved by providing balconies for the north facing two bedroom unit types labeled F, G, and K.

- 4. Design development to improve the access to daylight and views for the lightwell facing dwelling units.

Note to Applicant: The intent is to provide for a high level of liveability and comply with the minimum horizontal angle of daylight regulations. Revisions may be achieved with the following general strategies:

- (i) Revising layout to eliminate shadowing of windows below caused by cantilevered elements;
- (ii) Enhancing the near view with visually interesting elements such as planters, vegetative walls, or unique material treatments; and
- (iii) providing confirming dimensions that the clear distance from property line to face of glazing for primary living spaces is a minimum of 4.9 m (16 ft.) and no less than 15.15 m (49.75 ft.) in the north south direction.

5. Consideration to reinforce the characteristic sawtooth street wall profile indicative of the Victory Square context.

Note to Applicant: This may be achieved by varying roof heights, increasing upper level setbacks, cornices and shadow lines, or changes in materiality.

6. Consideration to express the southwest building corner above the at-grade chamfer as fully glazed rather than as a suspended metal panel column.
7. Design development to the rooftop outdoor amenity area to include an area suitable for a range of children's play activity.

Note to Applicant: Play equipment is neither required nor encouraged but a soft surface play area and a landscape providing a range of creative and motor-skills developing play activity is encouraged (features may include natural soft surface play areas, opportunities for sand play, balancing logs, boulders, etc.)

8. Consideration to include accessible urban agriculture planters on the rooftop common amenity area along with supporting infrastructure including high efficiency irrigation and/or hose bib, potting bench, tool storage and compost box.
9. At time of development permit, provision of:

- (i) Detailed section drawings with notes and dimensions including planter and soil depths, balcony railing design, weather protection, rooftop overhead structures and other indicative exterior details.
- (ii) High quality durable materials, noted in the drawings, that maintain the level of exterior detailing and finish necessary to accomplish the intended expression of the building in this application.
- (iii) Design to ensure that mechanical units and service equipment including any anticipated cell antennas, mechanical screen structures and parkade exhaust ventilation do not compromise the integrity of the architectural expression.

- (iv) Confirmation that vertical vent space is provided to accommodate exhaust from the commercial level.

Note to Applicant: Intent is to allow for a wider range of uses, including restaurants, without requiring the retrofitting of exhaust ducting on the outside of the building.

- (v) The proposed unit mix, including 83 studio units (63%), 4 one-bedroom units (3%), and 45 two-bedroom units (34%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes to the unit mix from the rezoning application is at the discretion of the Director of Planning or Development Permit Board.

- (vi) Submission of a bird-friendly strategy for the design of the building.

Note to Applicant: Refer to the *Bird-Friendly Design Guidelines* for examples of built features that may be applicable. For more information, see the guidelines at: <http://guidelines.vancouver.ca/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 10. Identify on the drawings strategies that consider the principles of CPTED including the following conditions:
 - (i) Limiting unobserved access or activity and encouraging natural visual surveillance;
 - (ii) Mail theft;
 - (iii) Site lighting developed with considerations for safety and security; and
 - (iv) Reduced opportunities for graffiti.
- 11. Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:
 - (i) Overhead lighting and step lights at exit stairs and doors;
 - (ii) 24 hour lights and walls painted white; and
 - (iii) Visibility at doors, lobbies, stairs and other access routes.

Sustainability

- 12. Confirmation that the application is on track to meeting the *Green Buildings Policy for Rezoning*s 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

13. Design development responding to street tree retention measures noted in the arborist report and tree management drawing.

Note to Applicant: The applicant will need to coordinate closely with the Park Board, Engineering and Planning Departments with regard to working near the trees. There will need to be careful attention to construction methods, materials and arboricultural practices recommended by the arborist. If additional root zone protection is necessary, design development may be needed to setback the underground parking garage. The applicant will need to coordinate with Engineering Sewer Design with regard to exploring options to locate underground service locations away from trees, where possible.

14. At the development permit submission stage:

- (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of large scale architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship.

Note to Applicant: The sections should include the planter materials, tree stems, canopy and root ball (where applicable).

- (iii) Provision of high efficiency irrigation for all planted areas.

Note to Applicant: Illustrate symbols (irrigation stub locations), written specifications and notations on the landscape plans in this regard. The green roof will have special irrigation requirements during the establishment phase.

- (iv) Provision of plan details and documentation/calculations that support achievement of LEED storm water credit(s) and integrated rainwater management, including absorbent landscapes, soil volumes and detention systems.

Note to Applicant: Landscape related solutions and detention systems should be shown on the plan. The LEED consultant should provide detailed calculations to describe how the various best management practices contributed to the quality and quantity targets.

- (v) Provision of a vegetative surface area calculation overlay plan.

Note to Applicant: The plan should differentiate between extensive and intensive green roof types and provide a percentage ratio of soft and hard surface cover proposed.

- (vi) Provision of a revised development permit phase arborist report.

Note to Applicant: The expanded report should inform public realm design and methods for street tree retention. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

- (vii) Provision of an arborist supervision assurance letter.

Note to Applicant: The letter should outline the important construction milestones where the arborist will need to be notified in advance to attend the site and provide services. The letter should be signed by the applicant/owner, the arborist and the contractor.

Engineering

- 15. Provision of a minimum 12-foot knock-out panel that is aligned with the manoeuvring aisle and at the top of corner-cut to facilitate two-way flow and a corner-cut into the neighbouring site to the east in the future.

Note to Applicant: A 12-foot wide knock-out panel is sufficient if the adjacent property being accessed contains no more than 20 vehicle spaces. The design should consider turning sweep in setting the knock-out panel width (may require slightly more than 12 feet.) If over 20 vehicle spaces are anticipated in the adjoining parking structure a 20-foot wide knock-out panel will be required.

- 16. The following are to be addressed at the development permit stage:

- (i) 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 / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- (ii) Provision of a widened canopy to serve the bus bench location. A canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8).
- (iii) Provision of a separate application for all sidewalk treatments to the satisfaction of the General Manager of Engineering Services. Please show all off-site improvement sought by this application on the Landscape plans.
- (iv) Please note the following statement on the landscape plans:

"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."

- (v) All existing street furniture adjacent to site to be clearly shown on Site and Landscape plans.

Note to Applicant: 50% of public seating should be accessible seating evenly spread throughout public spaces and meet accessibility standards as follows:

- o Size - Benches shall have seats that are a minimum of 160 cm long, and 50 to 60 cm deep.
- o Back Support - benches should provide back support or be affixed to a wall. Back support shall be 160 cm long and shall extend from a point 5.0 cm maximum above the seat surface to a point 45 cm above the seat surface. Back support shall be 6.5 cm maximum from the rear edge of the seat measured horizontally.
- o Height - The top of the bench seat surface shall be 43 cm minimum and 49 cm maximum above the ground.

17. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provision of design elevations on both sides of the parking ramps and ramp sections at all breakpoints, both sides of the loading bays, throughout the parking levels and at all entrances.

Note to Applicant: The slope and length of the slope sections to be shown on the submitted drawings.

(ii) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp, the residential gate and through the loading bay.

(iii) Label minimum clearance for the loading and parking levels on the section drawings, including overhead gates and mechanical projections.

Note to Applicant: Minimum 12.5 ft. (3.8 m) vertical clearance is required for Class B loading. Minimum 7.5 ft. (2.3 m) vertical clearance is required on the main ramp for access to disability parking.

(iv) Provision of minimum 20 ft (6.1 m) drive aisle width at the overhead gate of the main parkade ramp for two way flow.

(v) Provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside.

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

(vi) Provision of a dedicated bicycle elevator and bicycle elevator call button to the satisfaction of General Manager of Engineering Services.

Note to Applicant: The door opening is to be a minimum 3.5 ft. (1.07 m), with an internal chamber of 6.5 ft. (1.98 m) width by 5.5 ft (1.68 m) depth. This to accommodate two bicycles at a time.

(vii) Provide automatic door openers on the doors providing access to the bicycle rooms.

Please contact Jennifer White of the Parking Management Branch at 604.871.6474 for more information or refer to the Parking and Loading Design Guidelines at the following link: (<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>)

Social Policy and Projects

18. Arrange, to the satisfaction of the Managing Director, Social Policy and Projects, a strategy for inner-city local employment, which outlines best efforts to achieve a minimum target that 10% of working hours during the project's construction are acquired through local hiring, and to report back quarterly during construction to the Managing Director, Social Policy and Projects, assessing the strategy's success.

Note to Applicant: The intent of inner-city local employment is to ensure that benefits from redevelopment remain within the inner-city through employment opportunities for individuals living with barriers to employment (e.g. individuals living with mental health and addictions, Aboriginal residents, and newcomers whose first language is not English). Please contact Wes Regan, Community

Economic Development Planner at 604.871.6894 for more information on local hiring for construction and employment-based social enterprise.

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 Arts, Culture and 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. Consolidation of Lot A (Reference Plan 355) of Lot 10, Block 3, Old Granville Townsite, Plan 168, and Lot 9, Block 3, Old Granville Townsite, Plan 168 to create a single parcel.
2. Provision of a setback and Statutory Right of Way (SRW) for a corner cut of 2.4 m x 2.4 m (8 ft. x 8 ft.) at the site's southwest corner. The SRW is to be free of any encumbrance such as structure, stairs, door swing and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above are to be accommodated within the SRW agreement. Note any portion of the parking structure within the SRW is to be a minimum of 0.3 m (1.0 ft.) below City building grade.
3. Clarification regarding the proposed parkade knockout panel at P2 and the 6th floor aisle connection proposed to connect to a future development on the adjacent lot 10 (55 West Hastings Street). Should this be desired, appropriate legal arrangements are required for these proposed future access points.
4. Provision of a shared use loading agreement amongst all of the uses within the project.
5. 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 designed, 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 permit for the site will be issued until the security for the services are provided.
 - (i) Provision of improved sidewalks adjacent the site in keeping with the area standards.
 - (ii) Provision of a sidewalk and front boulevard treatment of brick mortared on a concrete base with concrete bands on Abbott Street in a pattern to match the east side of Abbott Street north of Cordova Street.

- (iii) Provision of a cast-in-place light broom finish concrete sidewalk with saw cut joints and a front boulevard of brick mortared on a concrete base with concrete bands on Hastings Street similar to the Woodward's frontage on Hastings Street.
 - (iv) Provision of crushed granite gravel at the base of trees to match that used in the tree bases along the Woodward's Building.
 - (v) Provision of a standard concrete lane crossing on the east side of Abbott Street at the lane south of Cordova Street including provision of new curb returns on both sides of the lane and adjustment of curb ramps on both sides of the lane.
 - (vi) Provision of intersection lighting improvements for the intersection of Abbott Street and Hastings Street.
 - (vii) Provision of an accessible pedestrian signal at the intersection of Abbott Street and Hastings Street.
 - (viii) Provision of street trees adjacent the site where space permits.
 - (ix) Provision of bus benches and adequate awning/canopy coverage on Hastings Street to provide weather protection for users and to serve the adjacent bus stop. Note: Bench(es) to be supplied by the City of Vancouver.
 - (x) 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.
6. 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 plant, 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.

7. Provision of any gas service to connect directly to the building at standard utility depths and without any portion of the service connection above grade within the road right of way.
8. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of up to 4 Shared Vehicle(s) and the provision and maintenance of up to 4 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) Provide up to 4 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - (iii) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
 - (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under Section 219 of the Land Title Act of British Columbia, a SRW, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
 - (vii) Provision of a letter of commitment from a car share company indicating their willingness to supply up to 4 car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum length of 5.5 m and width of 2.9 m.

Housing

9. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as rental housing, for the longer of 60 years or the life of the building, subject to the following additional conditions:
 - (i) A no separate-sales covenant.

- (ii) A no stratification covenant.
- (iii) That none of such units will be rented for less than one month at a time.
- (iv) Compliance with the City approved Tenant Relocation Plan.
- (v) Such other terms and conditions as the General Manager of Arts, Culture and 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*.

Social Policy and Projects

- 10. Make arrangements to the satisfaction of the Managing Director, Social Policy and Projects and the Director of Legal Services to enter into a legal agreement to provide at time of occupancy one fully fit and finished ground-level commercial unit, with an area of approximately 130.5 sq. m (1405 sq. ft.), for tenancy by a non-profit organization or employment-based social enterprise acceptable to the City. Lease of the space will be at a fixed-rate of 50% market rate at time of occupancy, for not less than 20 years, with a possibility to renew at a discounted rent.

Environmental Contamination

- 11. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note: 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 registered charges pursuant to 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 sites 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-laws.

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.

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**61-95 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:

“61-95 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 #] 61-95 West Hastings Street”

61-95 West Hastings Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on February 8, 2017. The application was supported 7-1.

EVALUATION: SUPPORT (7-1)

- **Introduction:** Linda Gillan, Rezoning Planner, introduced the project as a rezoning application for 95 W Hastings Street. The site for this rezoning application is comprised of two parcels on the northeast corner of Hastings Street and Abbott Street. It has a frontage of 98.5 ft. on Hastings Street and is 132 ft. deep, with a site area of 12,984.5 sq. ft. currently used as a surface parking lot. Site is currently zoned Downtown District (DD). Across the lane to the north is the Gastown Historic Area (HA-2) and across Abbott Street to the west is the Woodwards site (CD-1).

This 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. This includes social housing, secured market rental housing, and heritage building rehabilitation. The maximum allowable height for a rezoning is 105 ft., and 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 commercial use at grade. Proposed are 132 secured market rental units, including 83 studio units, three one-bedroom units and 46 two-bedroom units. The proposed density is 7.62 FSR.

Jason Olinek, Development Planner, continued the introduction by noting that Victory Square is part of the historic core of downtown Vancouver. Its distinct urban form influenced and shaped the city's early development. In the 1920s, Hastings Street overtook Cordova Street to become the City's dominant commercial corridor. This lasted through the 1950s.

The main characteristics of the historic urban form found in Victory Square include:

- Dense urban commercial pedestrian realm;
- Narrow building frontages reflecting a subdivision pattern;
- Characteristic "saw tooth" street wall profile created by varying building heights;
- Late Victorian or Edwardian era architecture;
- Cubic massing, dense site coverage, internal setbacks for light wells and courtyards;
- Masonry as the predominant building material; and
- Features such as punched window openings and projecting cornices.

City Engineering requested a 1.2 m SRW along Abbott Street. Given the existing heritage building setbacks, it was agreed a 3.7 m x 3.7 m chamfer serving as 'crush space' at the corner would instead be requested.

The Gastown Heritage neighbourhood starts immediately to the north of the 20 ft. commercial lane. Adjacent developments also include the Woodward's development and Heritage Buildings to north and east. Consideration should be given to the mature street trees around the site, and the potential redevelopment of the adjacent vacant lot using similar design guidelines and principles as the current application. A residential lobby will be located on mid-block of Abbott Street, and continuous ground floor retail is required along Hastings Street. Loading, garbage and parking access are to be located off lane. Provided amenities include bulk storage, bike storage and a three-storey gymnasium all located above grade.

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

1. The intent for new development in Victory Square is to retain or enhance the existing historic context but with contemporary architectural expression. Please provide commentary on the proposed response to this prevailing historic context.
 2. The goal for development in Victory Square is to support vibrant street activity. Please provide commentary on relationship and response to enhancing the public realm.
 3. Increased height and increased density is permitted through rezoning for developments that meet urban design objectives including bulk, massing, setbacks, street wall and other form generators evident in the immediate context. Please provide commentary on the response to these urban design performance objectives and in general.
- **Applicant's Introductory Comments:** The applicant team started by noting that the fenestrations are standardized and the window sizes hold the building together. The windows are punched openings which, in part, contribute to the LEED targets. Patios and public art are planned for the street. The ground level storefronts will open up onto the sidewalk, permitting more active uses. The goal of the project is to be a background building, serving as a transition from the Victory square to the higher density Woodward's development.

In order to maximize amenities bike parking was elevated, and above that there is bulk storage. Above the bulk storage there is a porch, an exercise room and an amenity room. The FSR seems a bit high because bike parking and the storage space are both included in it. Consideration is given to having bike-share bicycles on site.

Glass canopies at the ground plane turn the corner towards the residential entry on Abbott Street, and there is a clear canopy to protect from rain over the stair going down from the upper levels to the shared amenity. The only change at the lane is that the exterior cladding will be treated in composite stone rather than a subordinate material. The ground floor is done in composite stone, and there are some very nice exposed concrete walls adjacent to the site. Colours include silver, zinc and grey.

The piers and fenestration are drilled upwards and over the roof to create a series of multi-functional rooms which can be used in a variety of ways. There is an intensive green-roof system with a large amount of water-retention and permeable paving weaving around in a grid pattern. Juliet balconies were not used; instead there are two hopper windows to allow air to move through the spaces while still providing a sense of ownership.

On the edge of the building there is proposed signage which suggests a sense of interplay between the darker and lighter elements. Lighting on the mural on the Paris Block Building is proposed until the adjacent lot is redeveloped.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- High-quality durable materials such as stone should be used at and near grade;
- Design development to the saw-tooth expression and character;
- Consider use of metal panels maybe being too modern set in the heritage context;
- Consider variation in colours other than just shades of grey;
- Family units should be considered in terms of liveability, size and window placement;
- Consideration to add more definition of the play space at the roof;
- The roof is currently too busy and could be more ordered;
- Consideration should be given to impacts and development potential on the adjacent orphaned site including parking access.

- **Related Commentary:** The panel noted that this is subtle and has a classical sensibility to it. However, metal panels may not be the right move so at least consider other options. Studios and one-bedrooms are definitely a better fit than family housing for this location.

The project has good articulation and will fit in well. However, the front façade needs a bit more differentiation to capture the saw-tooth pattern. The building is a bit too contemporary and could do more to connect it with the historical context of Victory Square. It is great that the building is restrained and disciplined, and there is a good old/new balance struck with materials. It would be nice if the building was more open and inviting. A little bit of 'something' could also be added.

The landscape is bold and has a good range of materials. However, there is more urban agriculture than is actually needed.

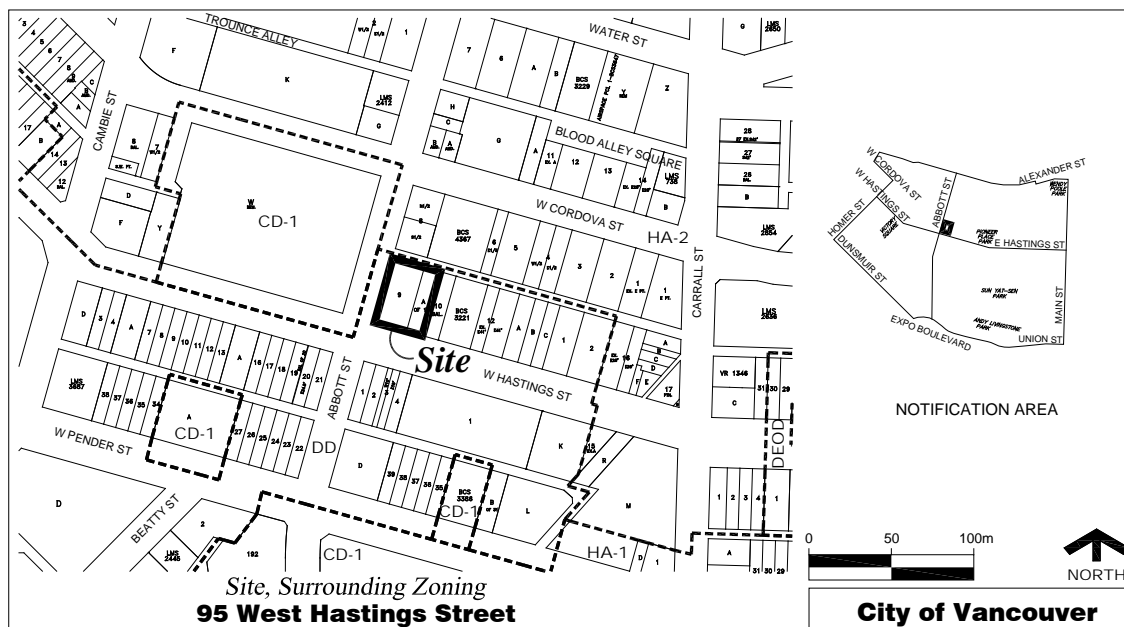
There was full support for the height and density, but there are some minor concerns about the lack of an upper-storey setback. In general the massing is appropriate, though.

Applicant's Response: The applicant team noted that the orphaned site will probably be done by them if the current owners ever sell. Regardless, it is unlikely that the site will be rezoned to anything larger than was considered.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on December 8, 2016. A community open house was held on January 26, 2017. A total of 11,329 notifications were distributed within the neighbouring area on or about January 1, 2017. Email notifications were sent to 442 DTES Listserv recipients. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



January 26, 2017 Community Open House

A community open house was held from 5-8 pm on Thursday, January 26, 2017 at the Vancouver Community College, Room 240. Staff, the applicant team, and a total of approximately 28 people attended the Open House.

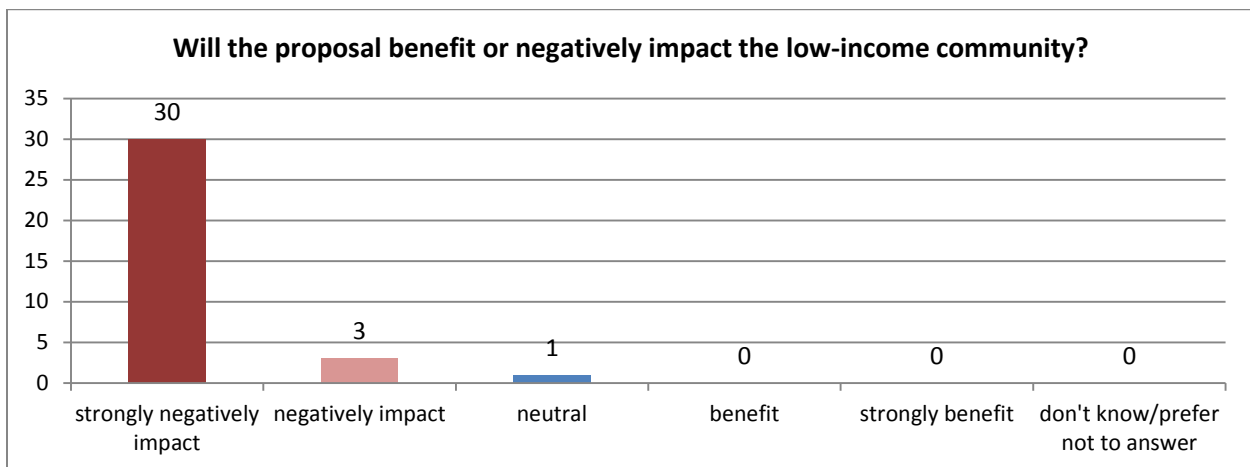
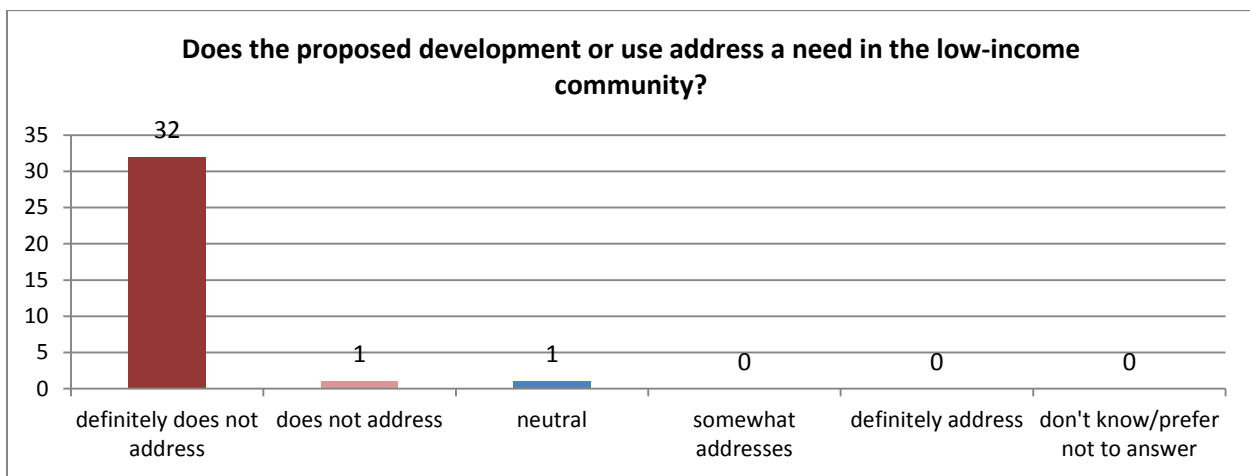
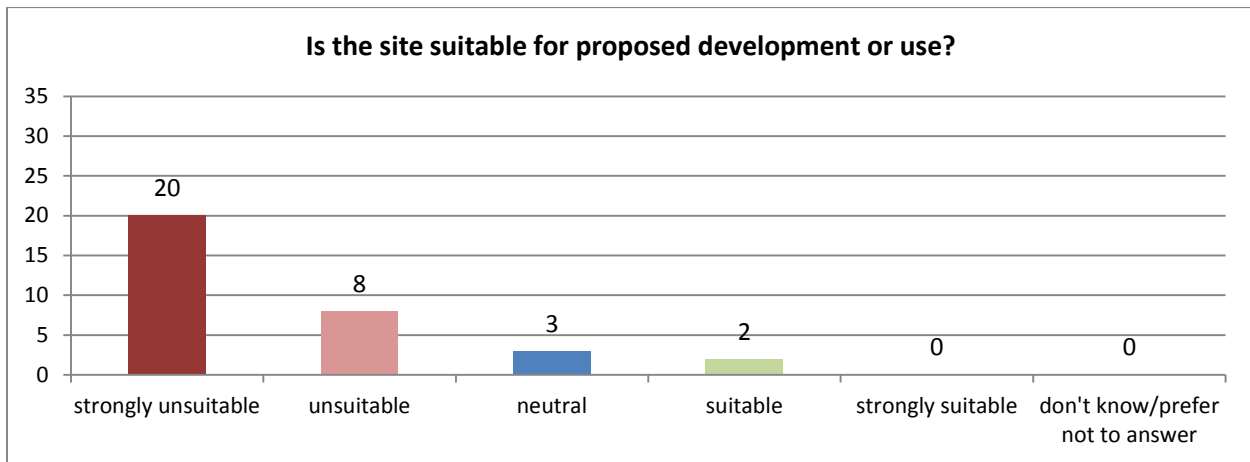
Public Response

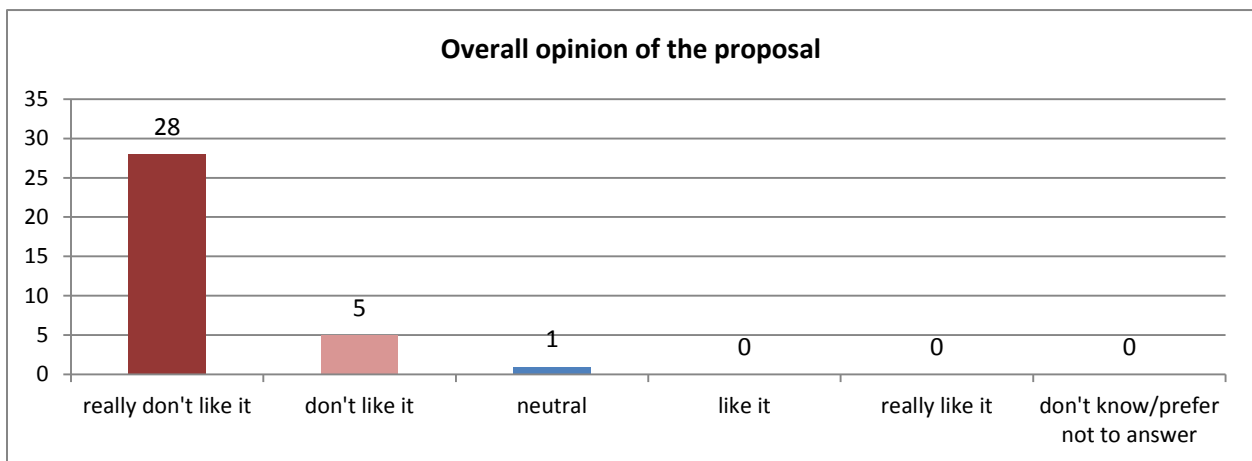
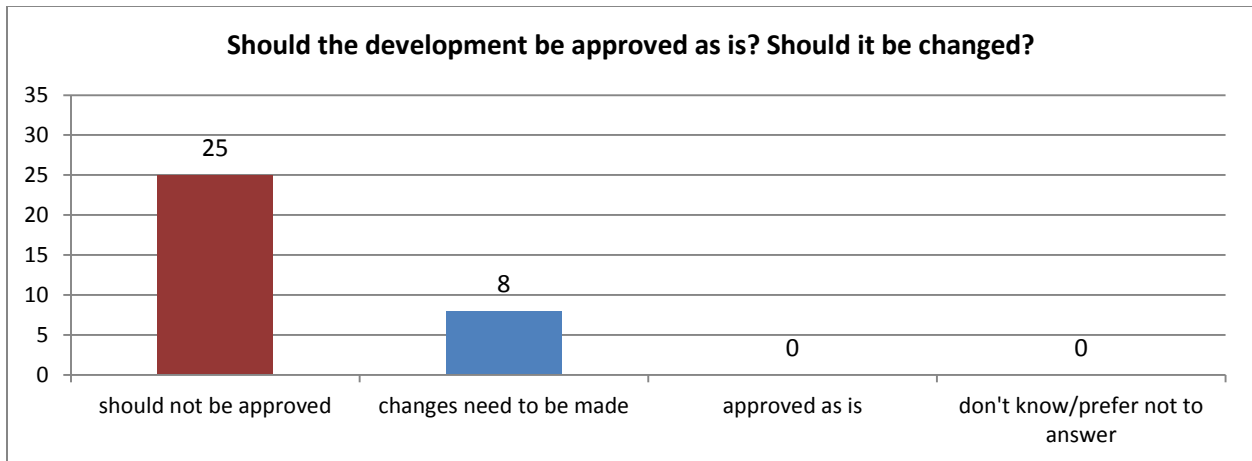
Public responses to this proposal have been submitted to the City as follows:

- In response to the January 26, 2017 open house, a total of 12 comment sheets with the neighbourhood fit survey were received from the public.
- A total of 35 letters, e-mails, online neighbourhood fit comment forms, and other feedback were received from the public.

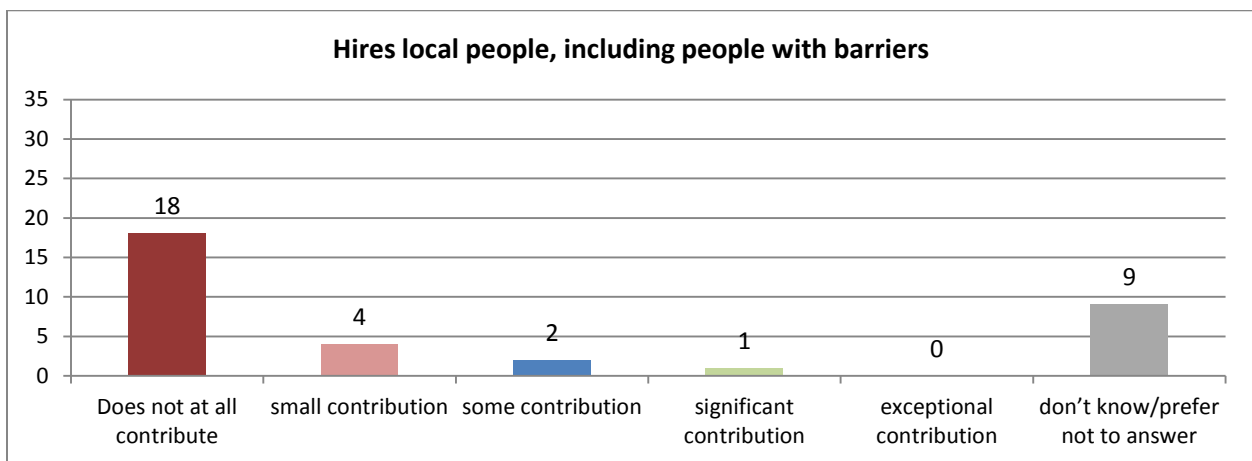
Total notifications	11329
Open House attendees	28
Comment sheets	12
Other feedback	35

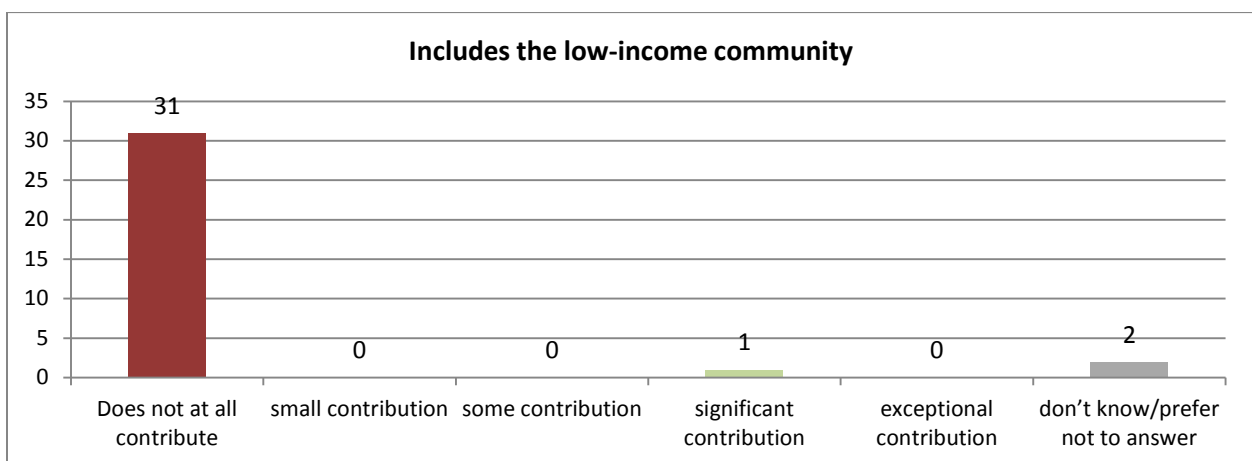
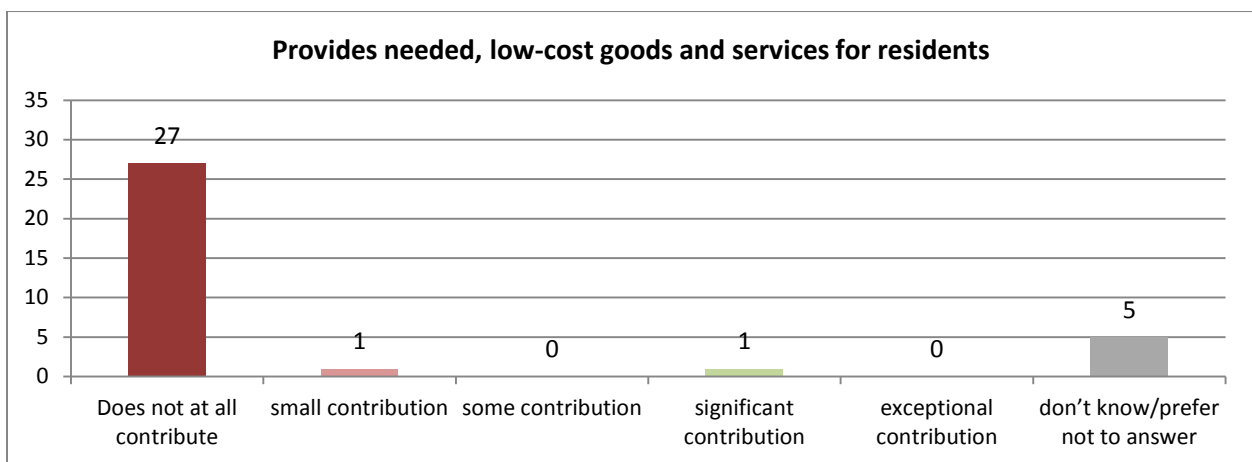
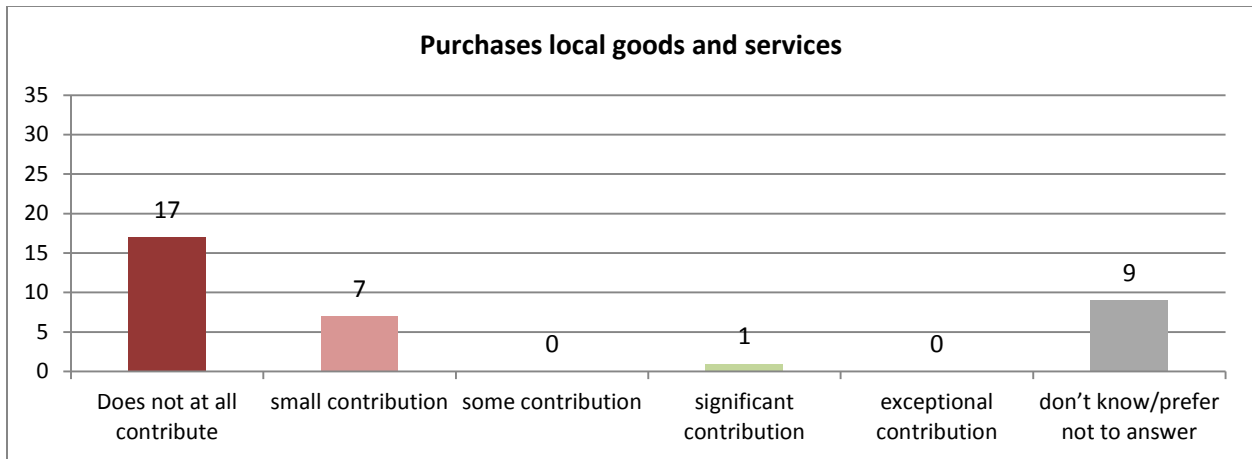
Responses:

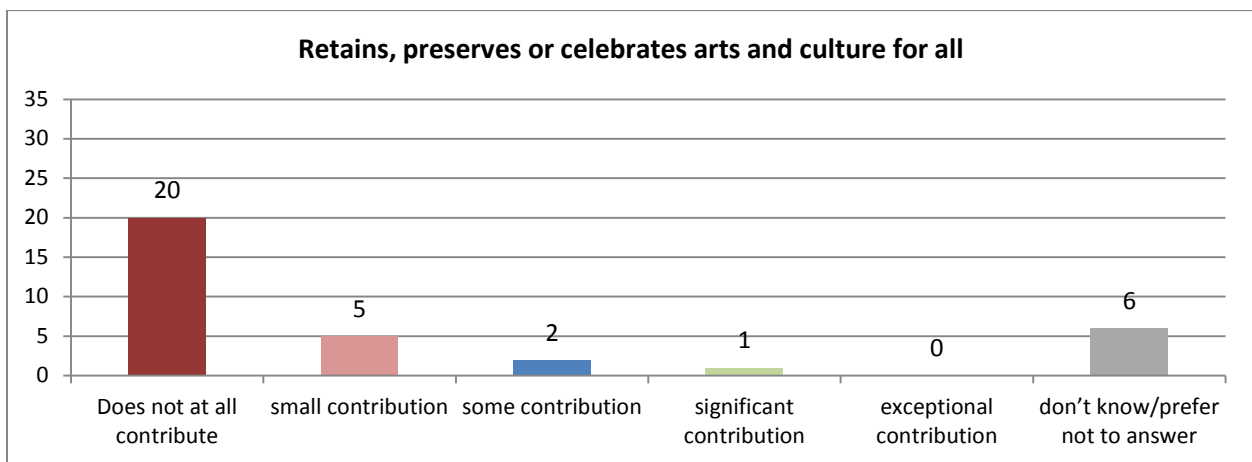
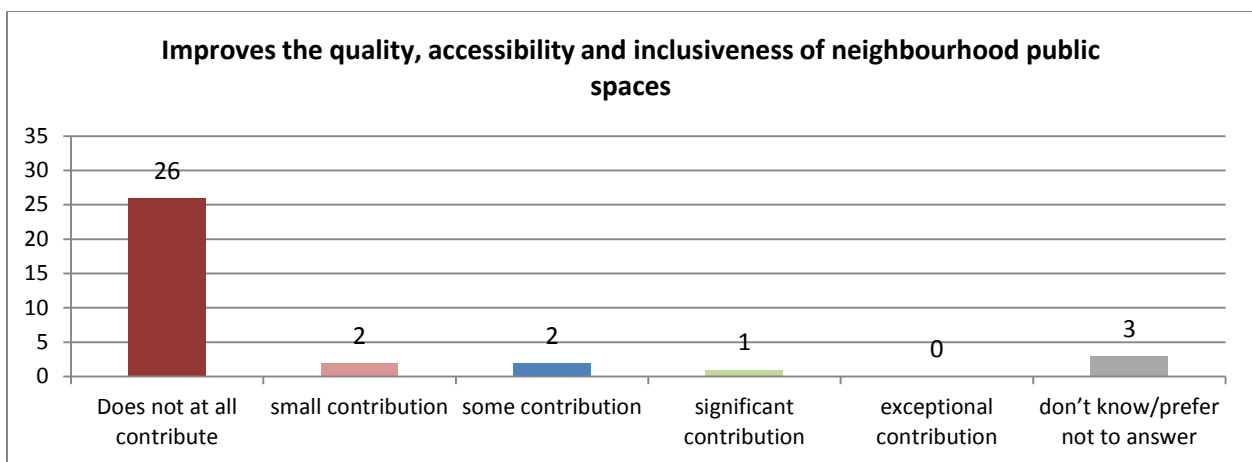
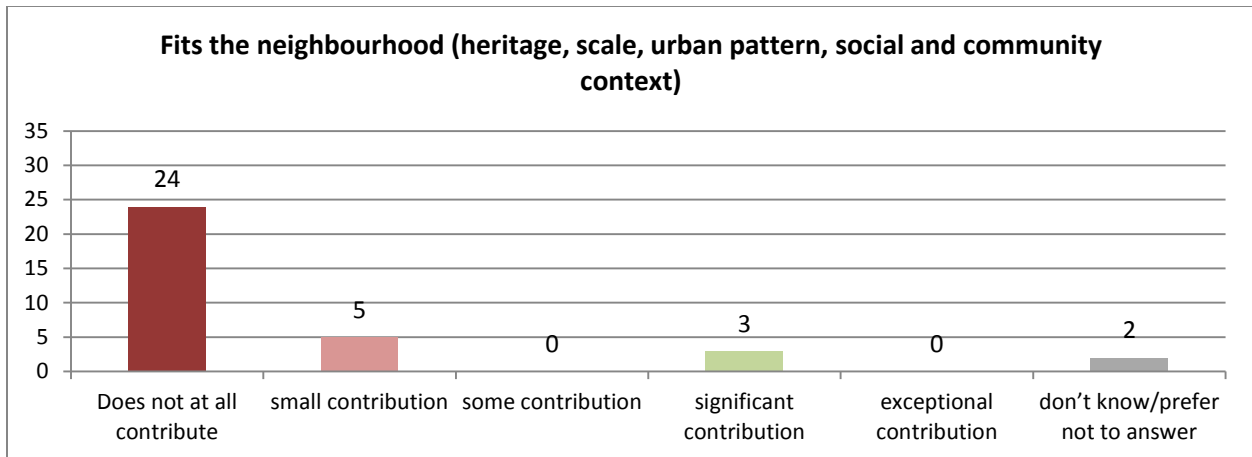


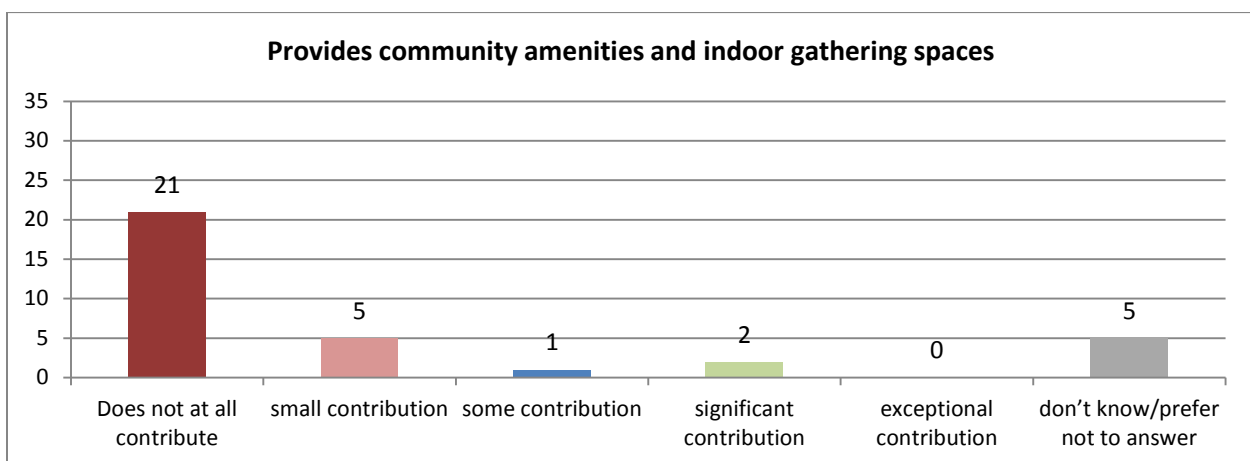
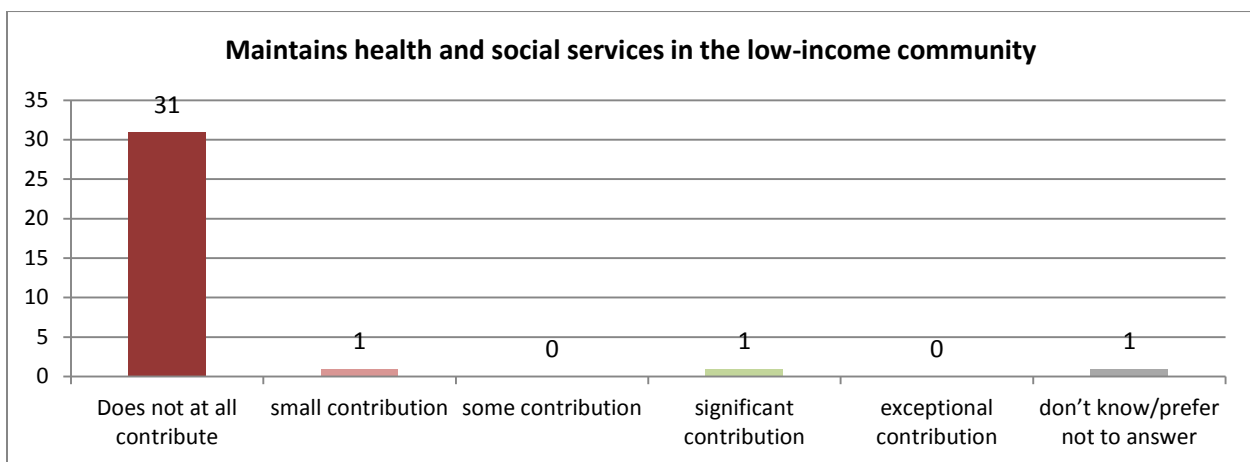
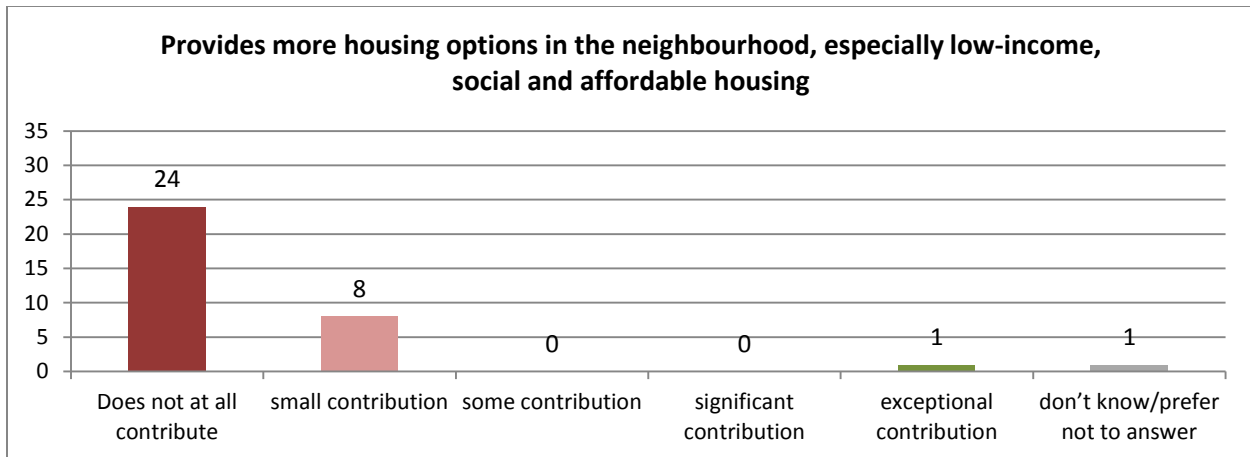


Neighbourhood Fit Survey Responses:









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 included:

- **Building Design:** Some respondents commended the proposal for its fit with the neighbourhood and the scale of the building.
- **Rental Housing:** Some respondents were supportive of the proposal providing market rental units and having a high percentage of family-oriented units.

Comments of concern and suggestions for improvement included:

- **Affordable Housing:** There was concern that this development contains no affordable housing units. Respondents were concerned that all that units were market rental and would be developed as luxury units, when so many people in the neighbourhood do not have access to housing. While some respondents supported the provision of rental housing in general, they suggested at least 50-75% of the units should be dedicated to social housing.
- **Community Fit:** There was also concern over this development's fit within the community. Respondents felt the proposal does not serve members of the low income community and would further increase gentrification in this area.
- **Retail:** Several respondents also felt the retail component would cater to luxury goods and services and would push out local and startup businesses by increasing rents. Some respondents suggested having at least one social enterprise business as a tenant.
- **Design:** Some respondents felt that the building is too high, wide and close to sidewalks. They were concerned it would affect exposure to sunlight and left no space for interaction with the street.
- **Parking:** Some respondents suggested that there were too many parking spaces proposed and that the alley can't support that amount of traffic. They suggested the addition of car share spaces instead.
- **Engagement:** Some respondents felt that the survey itself was inaccessible as it was only available online and at the open house, where many residents of the DTES don't have access to it.

The following miscellaneous suggestions were also received from the public:

- To allow for a higher FSR to incorporate social housing into the proposal;
- For a park instead;
- To include public art or greenery on the blank walls on the east side of the building;
- To reduce the proposal by two floors to avoid infringing on view from the units in the Woodward's building; and
- To replace the hopper windows as they provide no air circulation and funnel traffic noise into the unit.

61-95 West Hastings Street FORM OF DEVELOPMENT

Figure 1: Site Plan

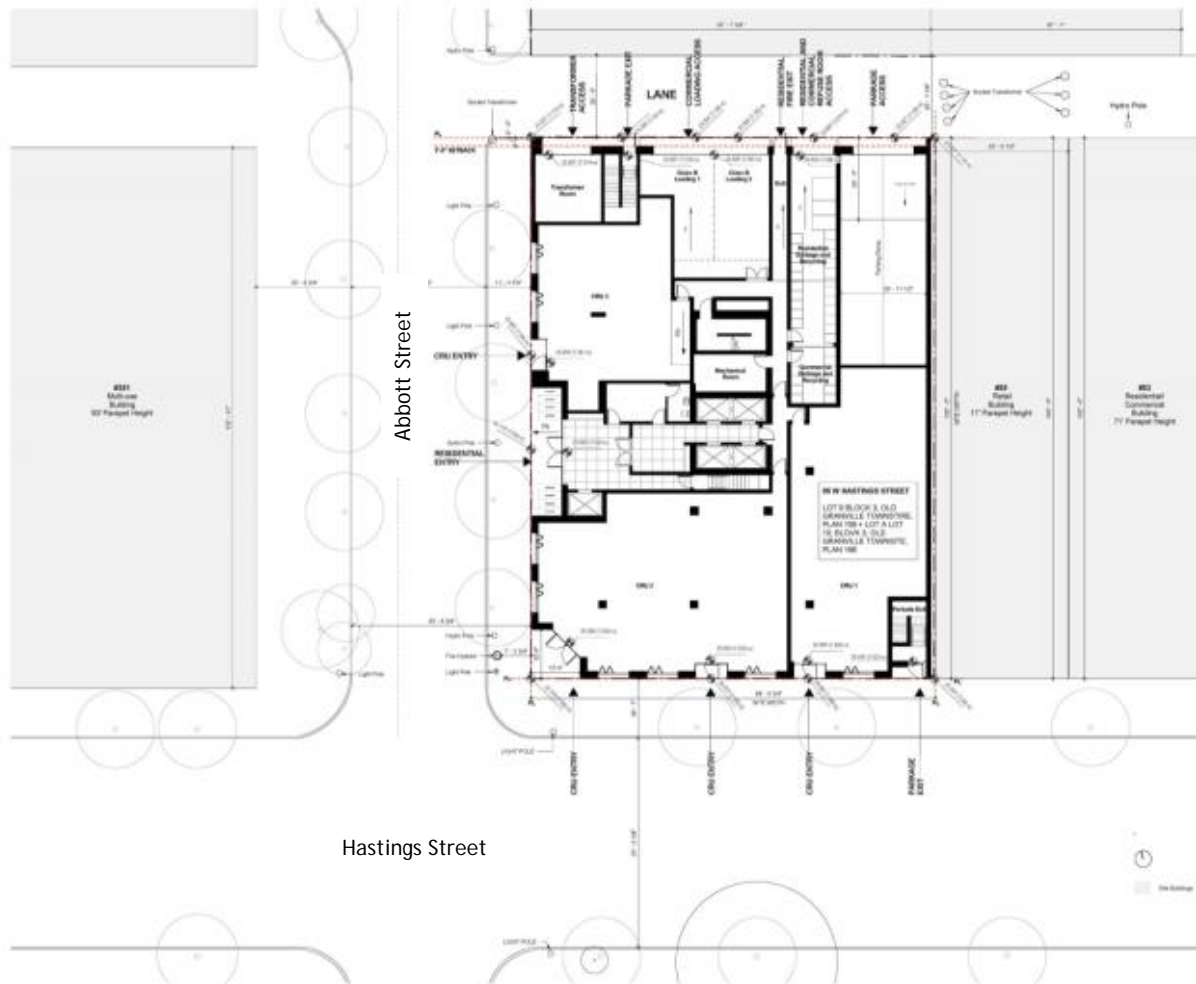


Figure 2: Shadow Studies

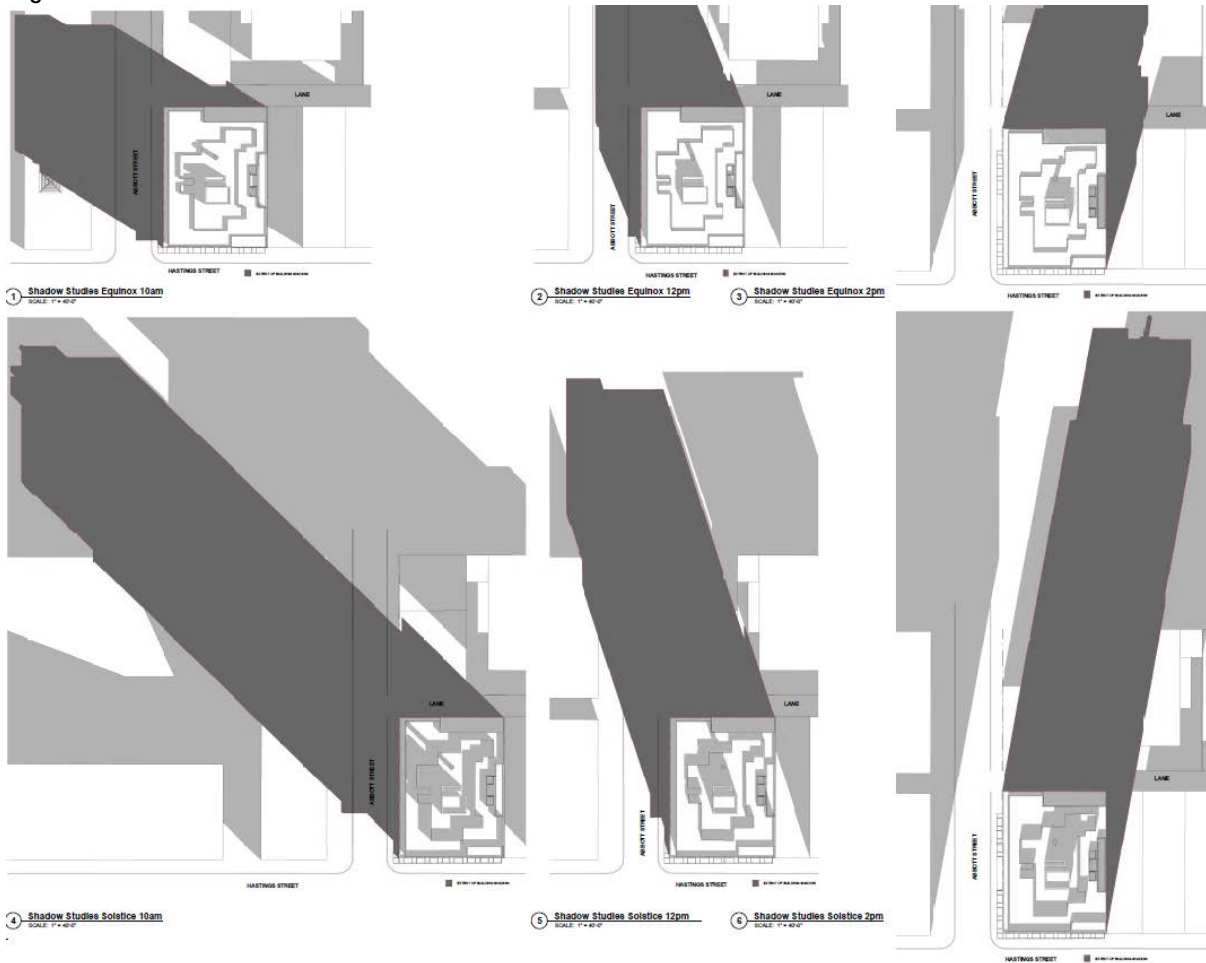


Figure 3: Ground Floor Plan

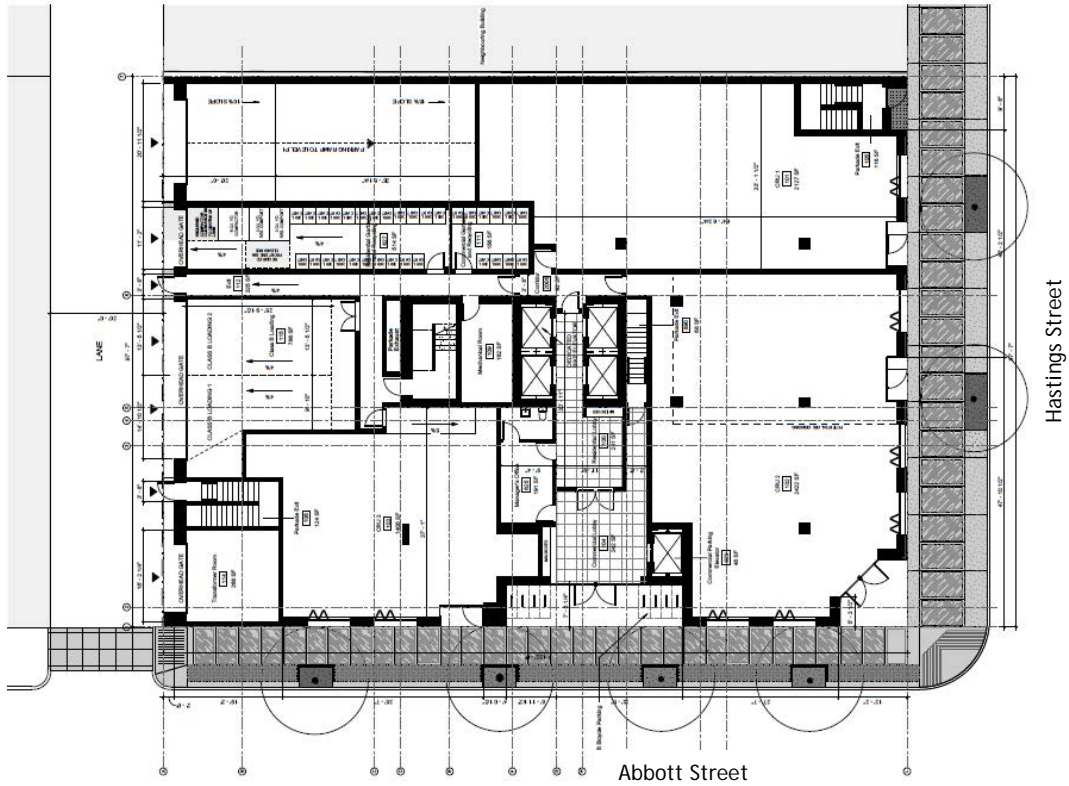


Figure 4: Floor Plan Level 2

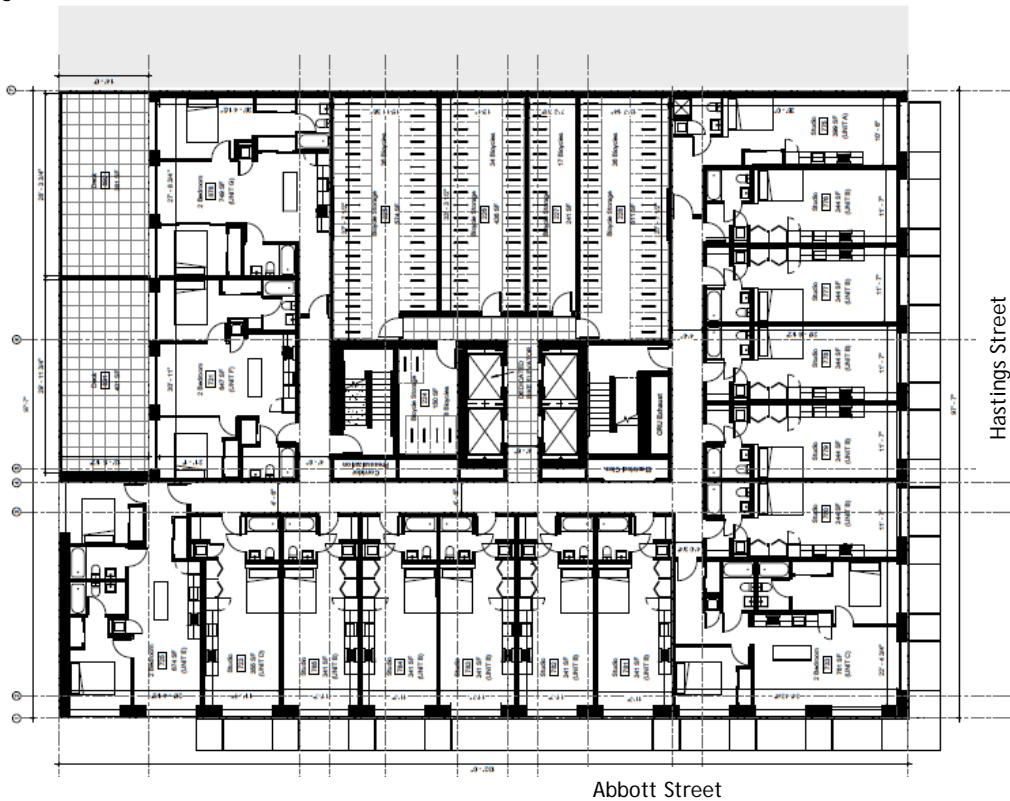


Figure 5: Typical Floor Plan Level 3-7

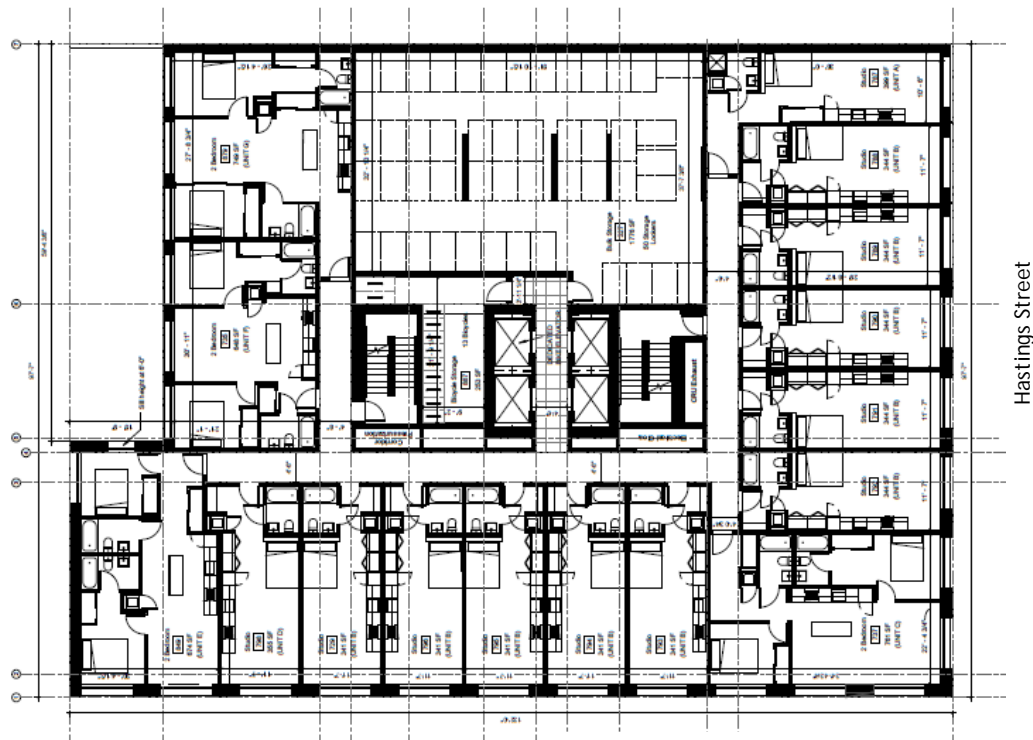


Figure 6: Floor Plan Level 8

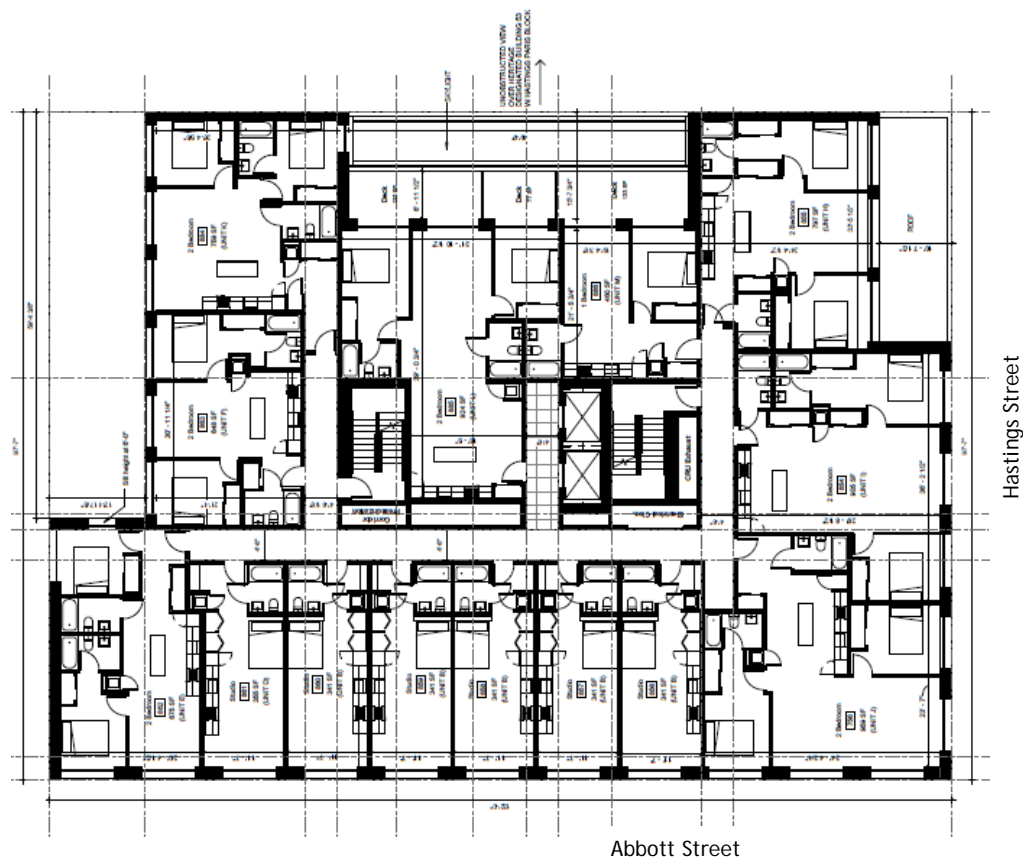


Figure 7: Typical Floor Plan Level 9-10

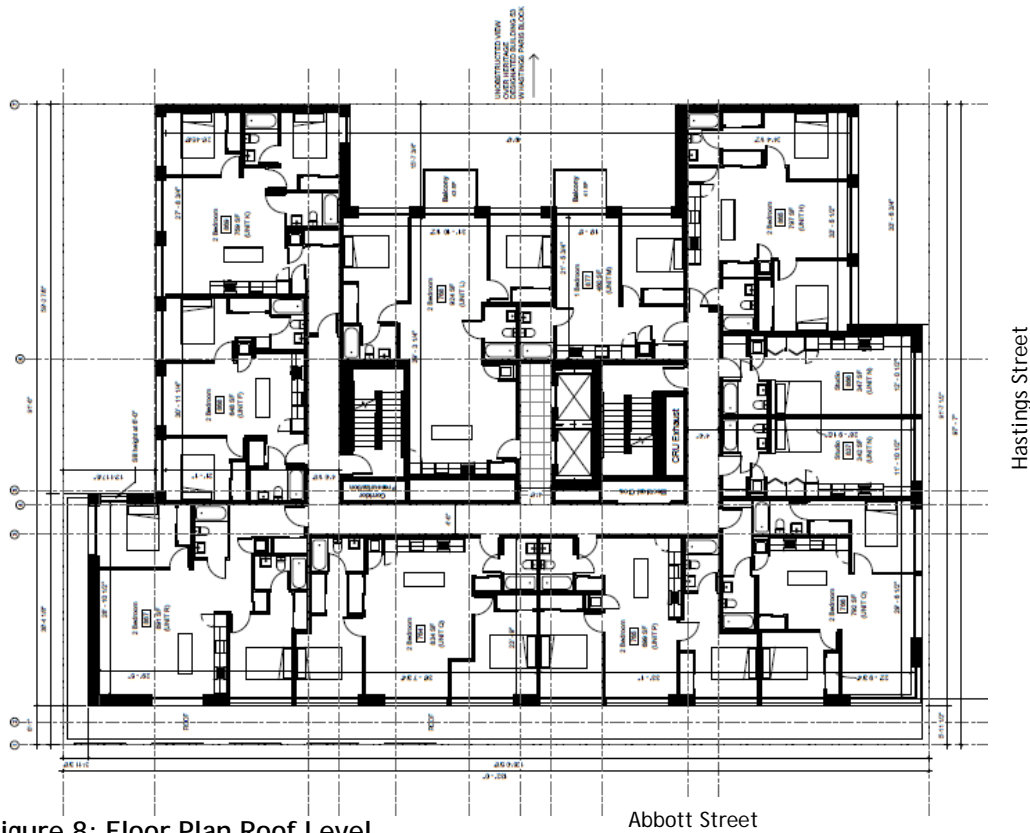


Figure 8: Floor Plan Roof Level

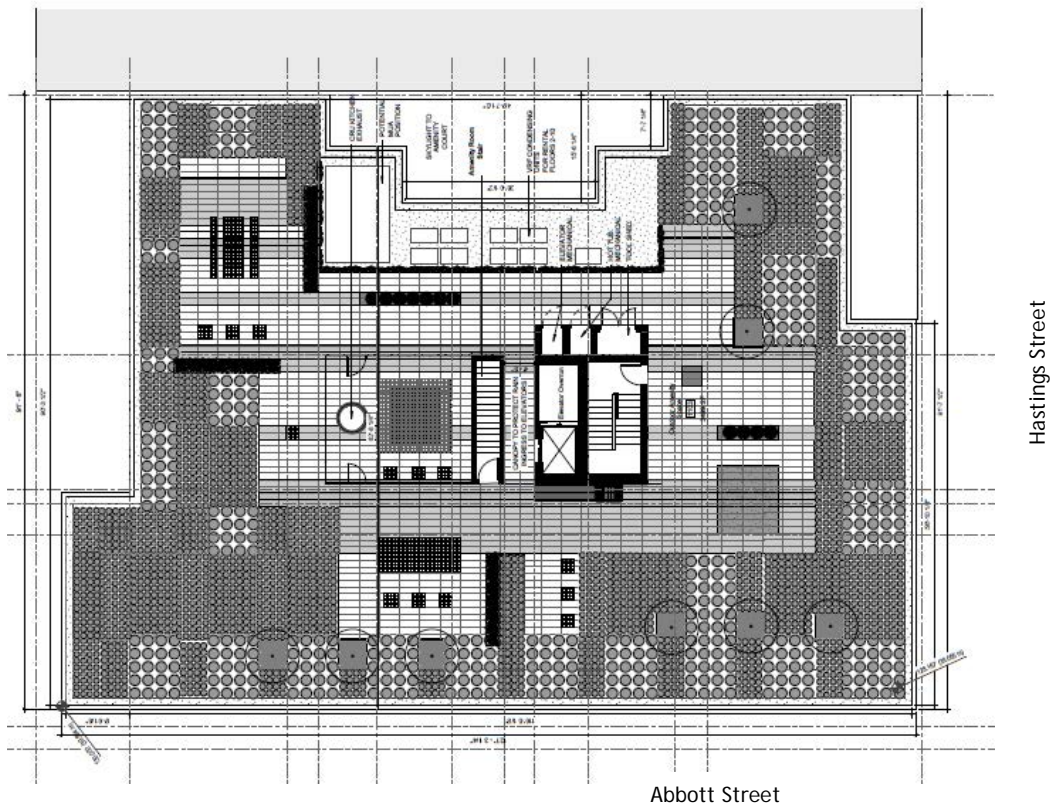


Figure 9: South Elevation

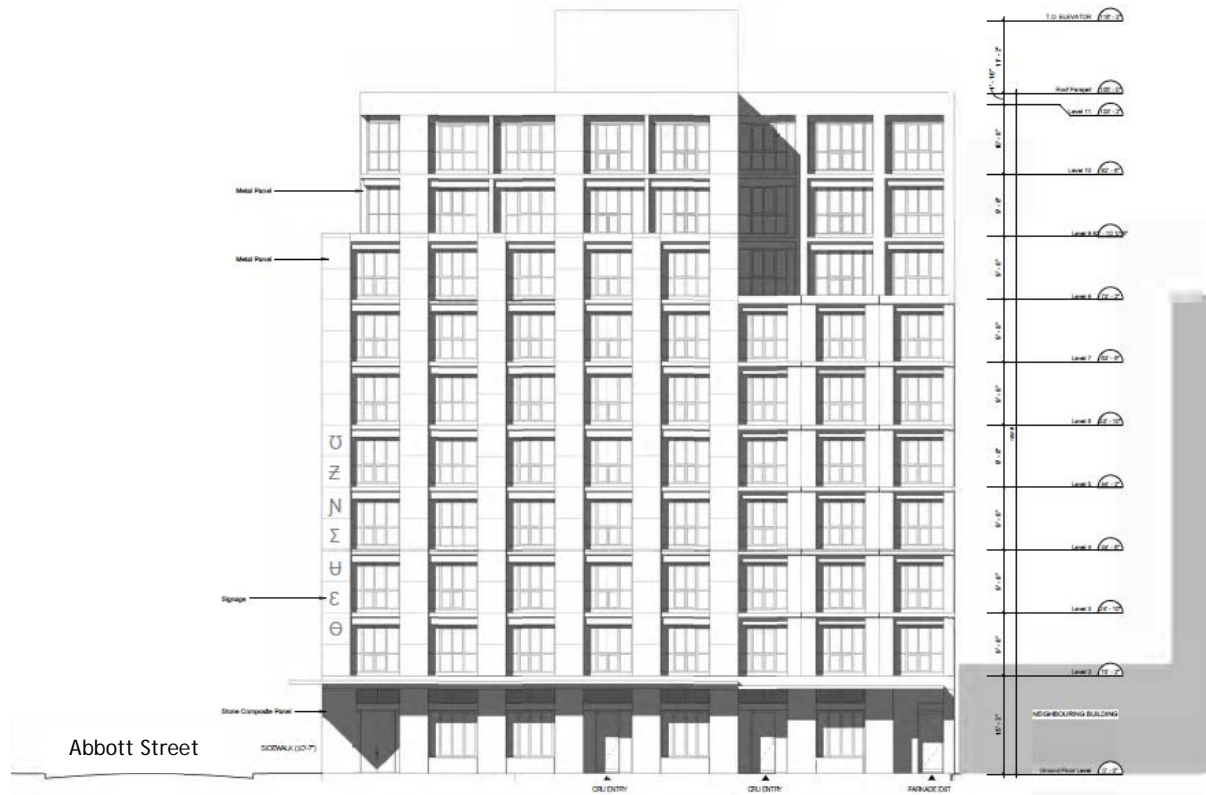


Figure 10: West Elevation

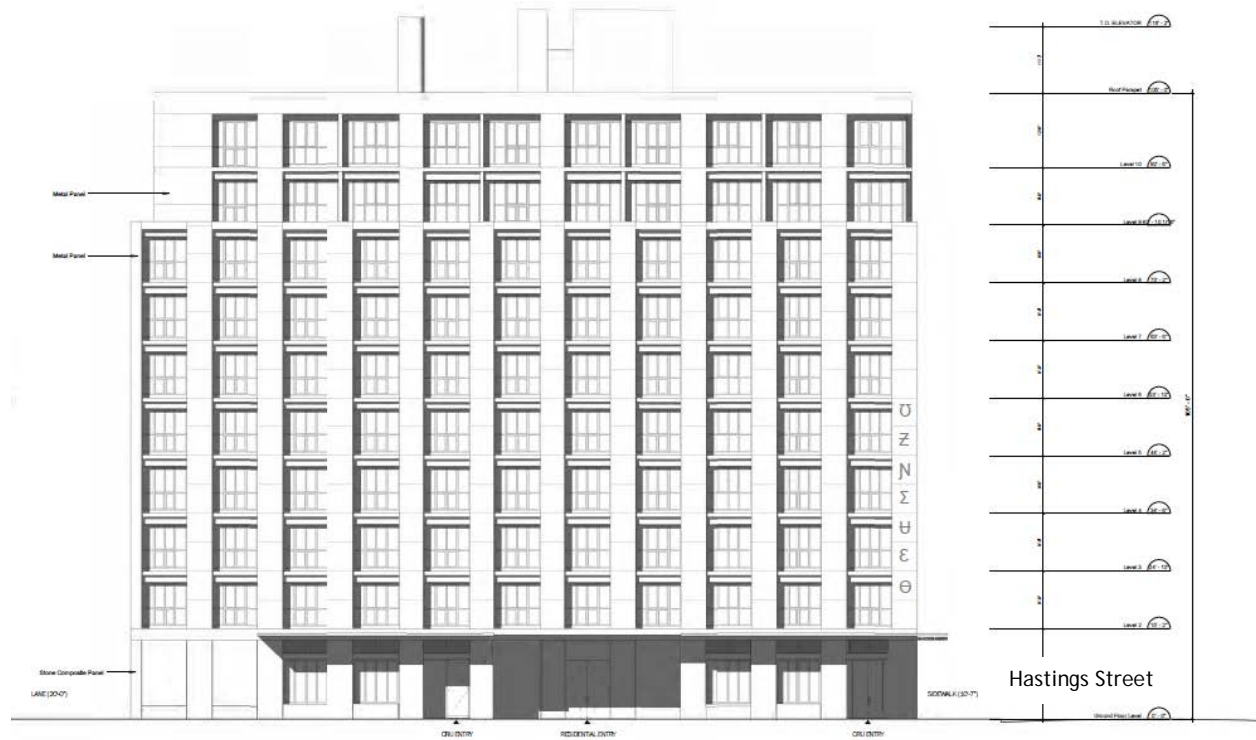


Figure 11: North Elevation

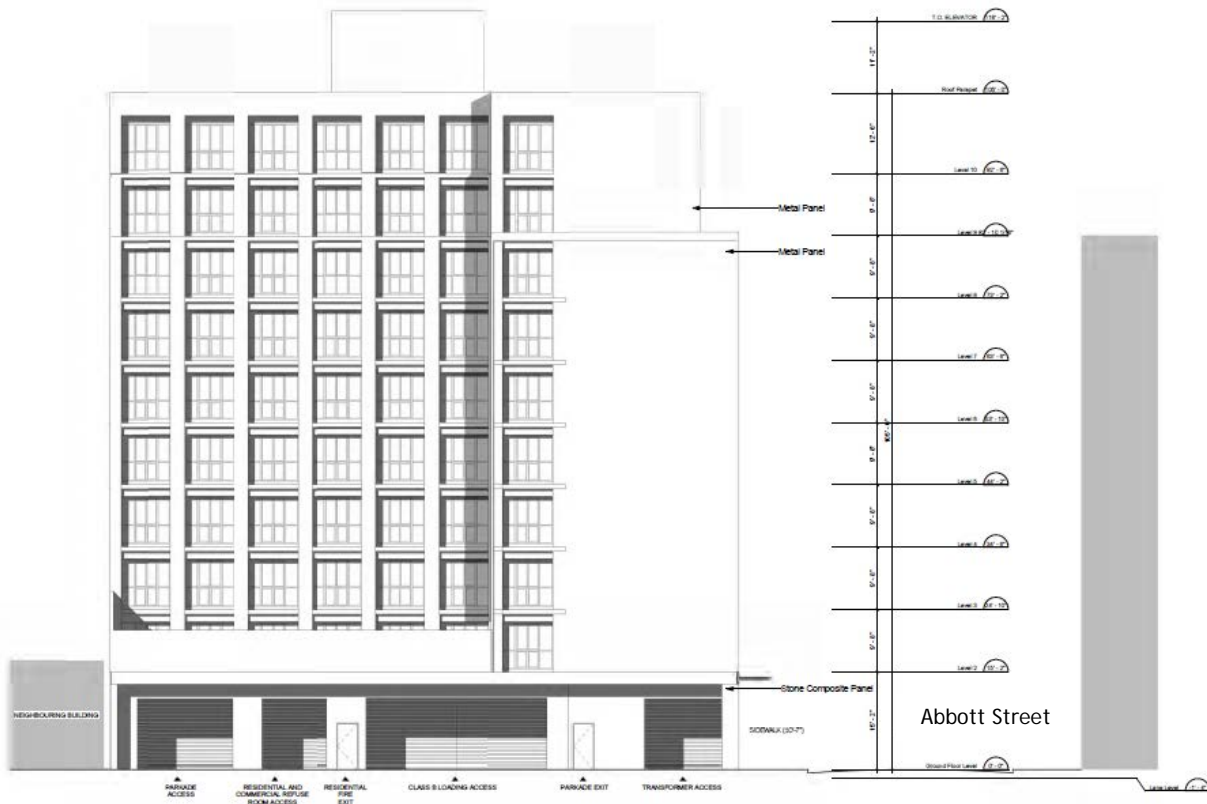
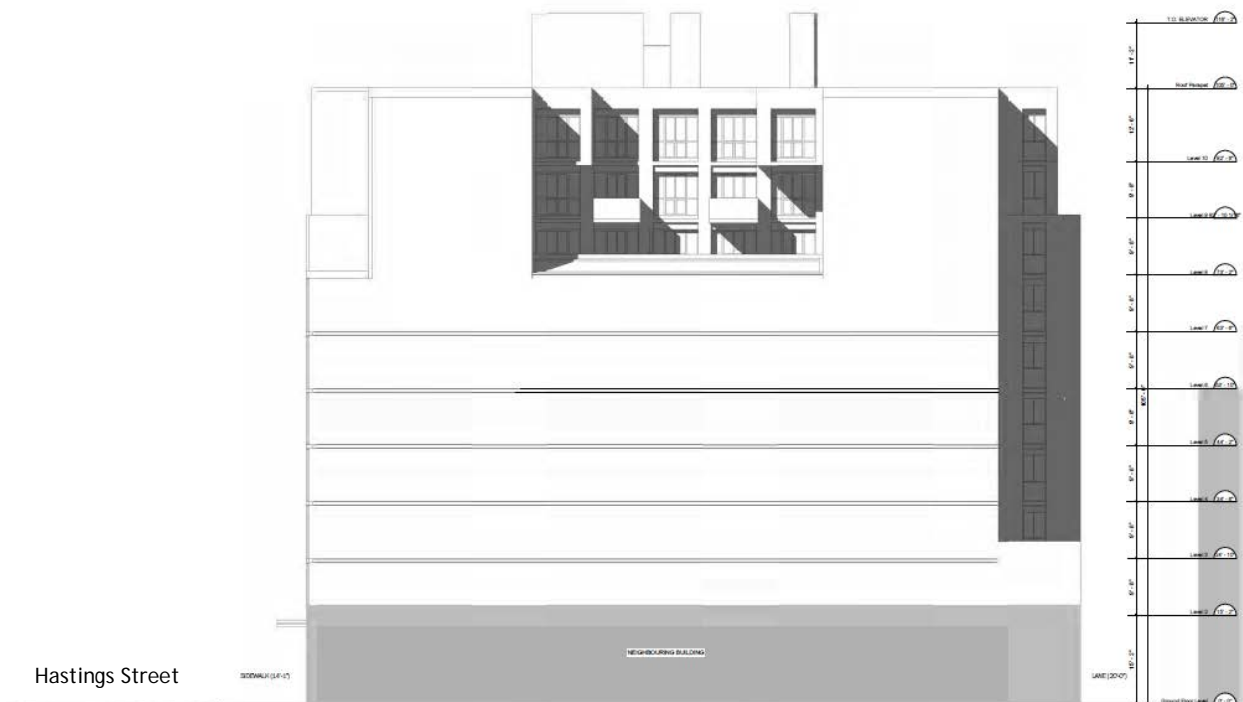


Figure 12: East Elevation



61-95 West Hastings Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Ten-storey mixed use building, with 132 secured market rental housing units and three commercial units at grade.

Public Benefit Summary:

	Current Zoning	Proposed Zoning
Zoning District	DD (Area C2, DODP)	CD-1
FSR (site area = 13,010 sq. ft.)	5.0 (3.0 Residential and 2.0 Commercial)	7.62
Floor Area (sq. ft.)	65,050 sq. ft.	99,073 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) (\$15.62/sq. ft. residential; \$13.91/sq. ft. commercial)	\$971,586	\$1,535,747
	DCL (Area Specific)		
	Public Art (\$1.98/sq. ft.)		
	20% Social Housing		
Other Public Benefits Offered	Heritage	N/A	
	Childcare Facilities		
	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		\$971,586	\$1,535,747

Other Benefits (non-quantified components):

- 132 units of secured market rental housing
- Agreement for a commercial retail unit at reduced rent for uses that meet community needs
- Local hiring

* 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%).

**61-95 West Hastings Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	61-95 West Hastings Street
Legal Descriptions	Lot A (Reference Plan 355) of Lot 10, Block 3, Old Granville Townsite, Plan 168, and Lot 9, Block 3, Old Granville Townsite Plan 168; PIDs 010-825-762 and 009-849-076, respectively
Developer	Holborn Holdings Ltd.
Architect	Gair Williamson Architect Inc.
Property Owner	W East Holdings Limited, Inc. No. 678264

Site Statistics

Site Dimensions and Area	30 m (98.4 ft.) x 40.3 m (132.2 ft.)	1,208.7 sq. m (13,010 sq. ft.)
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Development Statistics

	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; Cultural and Recreational; Institutional; Office; Manufacturing	--
Max. Floor Space Ratio (FSR)	5.0 (3.0 Residential and 2.0 Commercial)	7.62	--
Floor Area	Residential: 3,626.1 sq. m (39,030 sq. ft.) Commercial: 2,417.4 sq. m (26,020 sq. ft.) Total: 6,043.5 sq. m (65,050 sq. ft.)	Residential: 8,564.5 sq. m (92,188 sq. ft.) Commercial: 639.6 sq. m (6,885 sq. ft.) Total: 9,204.1 sq. m (99,073 sq. ft.)	--
Maximum Height	32 m (105 ft.)	32.5 m (106.6 ft.)	32 m (105 ft.)
Unit Mix	--	Studio: 83 (63%) One Bedroom: 4 (3%) Two Bedroom: 45 (34%) Total: 132	--
Parking Spaces	Per Parking By-law: Residential = 1 per 140 sq. m; Commercial = min 1 per 145 sq. m / max 1 per 115 sq. m	77 (55 physical spaces, including 6 disability spaces and 4 car share spaces)	--
Loading	Per Parking By-law	2 Class B spaces	--
Bicycle Spaces	Per Parking By-law: Residential = 1.25 spaces per unit; Commercial = 1 space per 500 sq. m	176 Class A spaces 8 Class B spaces	--