



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 31, 2016
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 11462
VanRIMS No.: 08-2000-20
Meeting Date: June 14, 2016

TO: Vancouver City Council

FROM: Acting General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning: 2805 East Hastings Street

RECOMMENDATION

A. THAT the application by Burrowes Huggins Architects, on behalf of 2805 East Hastings Holdings Corp. (PCI Hastings Project Corp.), to rezone 2805 East Hastings Street [*Lots 1, 2, 3 and 4, Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands Plan 365; PIDs: 015-364-518, 015-364-593, 015-364-691, and 015-364-721 respectively*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 3.72 and the building height from 13.8 m (45.3 ft.) to 21.34 m (70 ft.) to permit the development of a six-storey mixed-use building with at-grade commercial uses and 91 secured for-profit affordable rental housing units, be referred to a public hearing, together with:

- (i) plans prepared by Burrowes Huggins Architects, received November 30, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, 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 the public hearing.

B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the

applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (C-2C1)], 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 by-law, generally as set out in Appendix C, for consideration at the public hearing.

- D. 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 the enactment of the CD-1 By-law.

- 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 and 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 a site located at 2805 East Hastings from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to permit development of a six-storey mixed-use building with commercial retail units at grade and 91 secured for-profit affordable rental housing units above. The application has been made under the *Secured Market Rental Housing Policy* (Rental 100) and, in accordance with that policy, the application seeks increased height and density in return for all proposed housing units being secured as for-profit affordable rental housing for the life of the building or 60 years, whichever is longer. The application also seeks incentives available for for-profit affordable rental housing, including a waiver of the Development Cost Levy (DCL) and a parking reduction.

Staff have assessed the application and conclude that it is consistent with the *Secured Market Rental Housing Policy* with regard to the proposed uses and form of development. The

application is also consistent with the DCL By-law definition of “For-Profit Affordable Rental Housing” for which DCLs may be waived, as well as with the Parking By-law definition of “Secured Market Rental Housing” for which there is a reduced parking requirement.

If approved, the application would contribute 91 secured for-profit affordable rental housing units towards the City’s affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor’s Task Force on Housing Affordability*. Staff recommend that the application be referred to a public hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B. This rezoning application is being considered concurrently with development permit application No. DE419720.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Rental 100: Secured Market Rental Housing Policy and Rental Incentive Guidelines (2012)
- Final Report from the Mayor’s Task Force on Housing Affordability (2012)
- Housing and Homelessness Strategy (2011)
- Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2014)
- Green Buildings Policy for Rezoning (2010, amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)
- C-2C1 District Schedule (amended 2013) and C-2C1 Guidelines (2009)
- Hastings-Sunrise Community Vision (2004).

REPORT

1. Site and Context

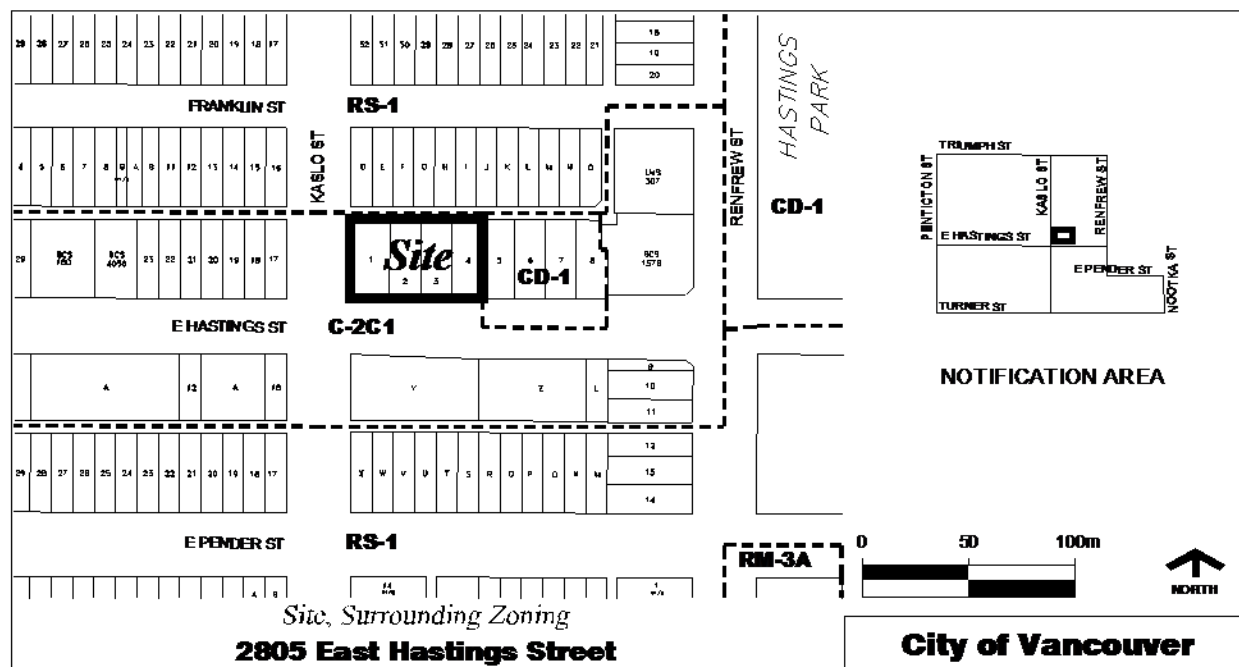
This 2,313.5 m² (24,902 sq. ft.) site is located on the northeast corner of Hastings Street and Kaslo Street (see Figure 1). The overall site has a total frontage of 61 m (200 ft.). It is located at the eastern boundary of the Hastings Street shopping area. Currently on the site is a one-storey Burger King restaurant with a drive-through and surface parking lot. Hastings Street is zoned C-2C1 and includes a mixture of one- to four-storey mixed-use buildings. Immediately east of the site is a four-storey hotel zoned (CD-1) and a four-storey mixed-use strata building at Renfrew Street. On the northwest corner of Hastings Street and Kaslo Street is a Starbucks drive-through. Single-family (RS-1) residential uses are located across the lane to the north. Within blocks of the site there are several community amenities including Hastings Park, Hastings Community Centre, the Hastings Branch of the Vancouver Public Library, and two elementary schools.

2. Policy Context

Secured Market Rental Housing Policy (Rental 100) — On May 15, 2012 Council approved the Secured Market Rental Housing Policy, which provides incentives for new developments where all dwelling units are non-stratified for-profit affordable rental housing. The Final Report from the Mayor’s Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Rezoning

applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

Figure 1 – Site and Surrounding Zoning (Including Notification Area)



Housing and Homelessness Strategy – On July 29, 2011 Council endorsed 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. Priority actions identified to achieve some of the strategy's goals-relevant to this application include refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes 1-bedroom, 2-bedroom, and 3-bedroom for-profit affordable rental housing units that would be secured through a housing agreement.

Hastings-Sunrise Community Vision – This site is located within the Hastings Sunrise/North local shopping areas and is along one of the busiest transit arterials in the region. The Community Vision indicates that the Hastings shopping area should have continuous shops and be “community-friendly” as well as “pedestrian friendly” (Direction 18.2). Sidewalks should be made safer for pedestrians (Direction 18.3) and it should be easier and safer for pedestrians to cross Hastings Street (Direction 18.6). Businesses should serve the surrounding community and be similar in scale to existing businesses (Direction 18.4). The extra wide allowances of side streets, such as Kaslo, are major opportunities to create public spaces, to bring greater amenity and greening to the area and to provide a respite from the noise of Hastings (Direction 18.13).

C-2C1 District Schedule and C-2C1 Guidelines – In accordance with the site's existing C-2C1 zoning, land use along this portion of Hastings Street is intended to provide commercial activities and personal services that require central locations to serve larger neighbourhoods,

districts or communities and to encourage creation of a district shopping area by increasing the residential component and limiting the amount of office use. The intent of the C-2C1 Guidelines are to enhance the appearance and character of the street as a shopping area. Features such as storefront awnings and canopies, display windows and fascia-type signage, along with individuality of shop frontages and general high quality of architectural design, are encouraged.

Strategic Analysis

1. Proposal

This concurrent rezoning and development permit application proposes to rezone the site located at 2805 East Hastings from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to permit a six-storey mixed-use building with commercial retail units at grade and residential units above, at an overall density of 3.72 FSR (see Figure 2).

Figure 2 - Site Plan



In total, the application proposes 91 for-profit affordable rental housing units and 1,556.8 m² (16,757 sq. ft.) of commercial floor area over two levels of underground parking accessed from the rear lane.

2. Housing

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of those targets by helping to realize secured rental housing.

Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. Rental 100 units are targeted to moderate income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership.

The Rental 100 program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives, where the units qualify as secured for-profit affordable rental housing, include increased height and density, parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the Rental 100 program.

This application meets the requirement of the Rental 100 program by proposing 100% of the residential floor area as for-profit affordable rental housing. The proposal would deliver 91 for-profit affordable rental housing units in the form of one-bedroom, two-bedroom and three-bedroom units. The Rental 100 program requires that 25 per cent of all units have two-bedrooms or more, and be suitable for families with children in accordance with the High Density Housing for Families with Children Guidelines. This application proposes 34 two-bedroom and five three-bedroom units; such units are suitable for families with children and will help to meet the need for family rental housing in the city.

All 91 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. The addition of 91 new secured for-profit affordable rental housing units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 3). Conditions related to securing the units are contained in Appendix B.

Figure 3 – Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (Mar 31, 2016)

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,291	1,996	2,373	5,660	660 above target

**Unit numbers in Figure 3 exclude the units proposed at 2805 East Hastings Street, pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In October 2015, the vacancy rate citywide and in the Hastings-Sunrise neighbourhood was 0.6%. That means only six out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market.

3. Density, Height and Form of Development (see application drawings in Appendix F)

For sites in the C-2C1 zone, the *Rental Incentive Guidelines* provide general direction for the consideration of additional height up to six storeys and a commensurate increase in density. The additional height and density is contingent upon the urban design performance including shadow performance and ensuring there is a compatible fit with the surrounding context.

This application proposes a building height of 21.34 m (70 ft.) over six storeys and a floor space ratio (FSR) of 3.72 (see Figure 4). The existing C-2C1 District Schedule has a maximum permitted height of 13.8m (45.3 ft.) and a FSR of 3.00. In terms of the additional height, it is two storeys higher than the four stories allowable under the existing zoning. The 0.72 of floor space beyond the 3.00 FSR allowed in C-2C1 is the commensurate, additional density relating to the additional height sought in the proposal.

In order to provide continuity in the streetscape with existing four-storey buildings along Hastings Street, and to reduce the visual scale of the building, upper floors at level five and six have been set back by approximately five feet. In terms of the relationship of the massing to the single-family housing across the lane (to the north), the building is set back by 15 feet at levels two, three and four. Level five is set back from level four by 6 feet and level six is set back a further 9.75 feet from level five. The stepped building massing at the upper floors on the north side lowers the scale of the building and reduces the impact of shadowing to neighbouring residential properties.

Shadow diagrams were reviewed by staff and it was concluded that there is little increase in shadows attributable to the proposed additional height. In summary, the proposed density, massing, and form of development are an appropriate response to the site and context. Upper floors have been stepped back at the street and to the north to reduce shadows, and to reduce the visual scale of the upper two floors of the building. The context, in terms of sites along Hastings to the west as well as sites to the south of the subject site, are presently low-lying sites that are underdeveloped. In terms of what those sites may achieve under the C2-C1 zoning, this proposal will be generally consistent with the future context that will emerge over time.

The Urban Design Panel reviewed and supported this application on February 10, 2016. Staff have concluded that the design responds well to the site and its context and support the application, subject to the design development conditions noted in Appendix B, which will further improve the building design.

4. Transportation and Parking

The application proposes one and a half levels of underground parking accessed from the lane to the north. A total of 79 parking spaces and two loading spaces are provided, along with bicycle parking on P1; this provision meets the Parking By-law standards for commercial uses and for secured for-profit affordable rental housing and takes into account the parking reduction.

Kaslo Street is set within an extra wide right-of-way of 99 feet, currently with a gravel shoulder. It is also a local street bikeway. To enhance the public realm and support walking, cycling and transit use, rezoning conditions have been included to require that curb and

gutter, street trees, sidewalk and a bike path be added along the Kaslo Street frontage of the site. Wider sidewalks are also being sought along Hastings Street.

Engineering Services has reviewed the rezoning application and has no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

Figure 4 - Proposed Development from the Corner of Hastings Street and Kaslo Street



5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, 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.

PUBLIC INPUT

Public Notification — A rezoning information sign was installed on the site on November 5, 2015. A total of 670 notifications were distributed within the neighbouring area on or about January 6, 2016. In addition, notification and application information and an online comment form were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An

open house was held on January 28, 2016. Staff, the applicant team and a total of approximately 38 people attended the open house.

Public Response and Comments — Staff received 33 written responses including open house comment sheets and email correspondence.

Twelve form letters were received on October 1, 2015, from residents on the south side of the 2800 block of Franklin Street (properties across the lane from the proposed development). The main concerns in the letter were increased traffic in the back lane, odours from the garbage containers, noise from the exhaust fans, and shadows cast by the proposed building.

Reasons for support of the application included:

- Increase in rental housing and additional commercial opportunities for the area;
- Increased housing for families (two- and three-bedroom units);
- Plazas and widened sidewalks along Hastings and Kaslo Streets.

Concerns expressed about the application included:

- Height of the building and shadow impacts;
- Setback along the rear lane;
- Increased traffic, particularly relative to the interface with the bike lane and the drive-through Starbucks on Kaslo Street; and
- Additional width on Kaslo Street is occupied by outdoor commercial spaces (patios) as opposed to public open space.

Height and Shadow Impacts

The proposed development is consistent with the Rental Incentive Guidelines that allow consideration of additional density beyond what would otherwise be permitted in the C-2C1 zone. The Guidelines support a form of development of up to six storeys, and in this context, staff have concluded that the proposed massing, and building height is compatible with the surrounding neighbourhood. Further, as discussed previously, the 5th and 6th floors are substantially setback (approximately 20 feet and 30 feet respectively) from the rear property line to improve shadow impacts and mitigate privacy and overlook concerns.

Setbacks

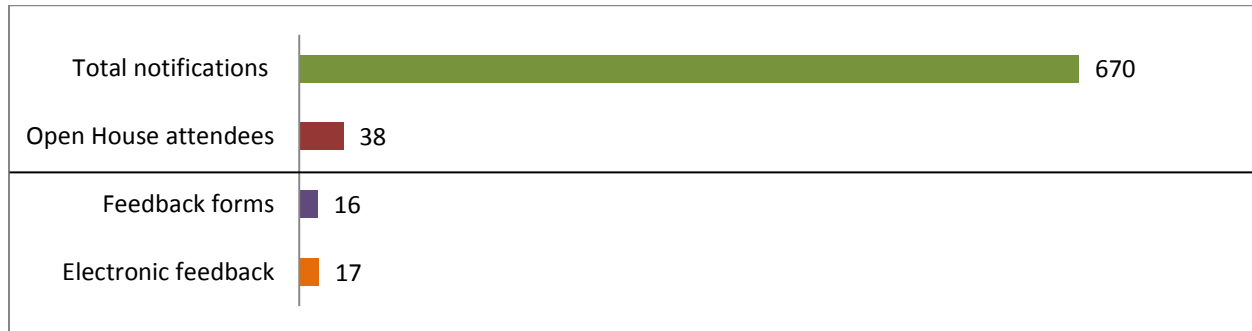
Setbacks along the lane are not typically required for C-2C1 developments. To improve the appearance at the lane and to increase safety, design development will include enclosed garbage areas and substantial landscaping on Level 2 to provide a visual barrier and cascading effect on the north building edge. These improvements will be required at development permit.

Traffic and Public Open Space on Kaslo Street

A transportation study was completed for the proposed development that reviewed both existing and future traffic movements in the area. The proposed development is estimated to add one vehicle every one- to two minutes during the morning and evening peak hours, which is not anticipated to significantly impact traffic flow in the area. Although some congestion may be experienced along Kaslo Street on weekday mornings as a result of the existing

Starbucks drive-through, the proposed public realm improvements to Kaslo Street will provide dedicated space for people to walk and cycle through this area.

Figure 5 – Public Notification and Responses



PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to the Citywide DCL rate, which is currently \$143.27 per m² (\$13.31 per sq. ft.) for new residential or commercial floor space. On this basis, a DCL of approximately \$223,040 is anticipated, which is attributed to the commercial floor area (1,557 m² or 16,757 sq. ft.) of the project.

The applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with Section 3.1A of the Vancouver Development Cost Levy By-law. The total floor area eligible for the waiver is 7,051 m² (75,898sq. ft.). The total DCL that would be waived is estimated to be approximately \$1,010,200. A review of how the application meets the waiver criteria is provided in Appendix G.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL 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 that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Rental Housing — The applicant has proposed that all of the 91 residential units be secured as for-profit affordable rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for 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.

This application includes one-bedroom, two-bedroom and three-bedroom units. The applicant estimates that the one-bedroom units would rent for \$1,600, two-bedroom units would rent for \$2,075, and three-bedroom units would rent for \$2,375 per month. The proposed rents are below the maximum average rents under the Vancouver DCL By-law.

Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in the east area of Vancouver, as well as to the estimated monthly costs to own similar units in the same area, using 2015 BC Assessment data.

When compared to average rents in newer buildings in the east area of Vancouver, the proposed rents are higher, however, they still fall below the DCL By-law maximum averages for the Eastside. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 6 compares initial rents proposed for units in this application to average and estimated costs for similar units.

Figure 6 — Comparable Average Market Rents and Monthly Ownership

	2805 E Hastings Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC, 2015)¹	DCL By-Law Maximum Averages - Eastside (CMHC, 2015)²	Monthly Costs of Ownership for Median- Priced Unit – Eastside (BC Assessment 2015)³
studio	n/a	\$1,184	\$1,260	\$1,438
1-bed	\$1,600	\$1,486	\$1,675	\$2,148
2-bed	\$2,075	\$1,882	\$2,084	\$2,936
3-bed	\$2,375	\$1,882	\$2,606	\$4,159

1. Data from the October 2015 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Eastside of Vancouver.
2. For studio, 1-bedroom and 2-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 Citywide as published by CMHC in the Fall 2015 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2000 Citywide as published in CMHC's website "Housing Market Information Portal" for 2015.
3. Based on the following assumptions in 2015: median of all BC Assessment recent sales prices in Vancouver Eastside in 2015 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.54 per \$1,000 of assessed value.

The dwelling units in this application would be secured as for-profit affordable rental housing units through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The proposed average starting rents, as set out in Figure 6, will be secured through the Housing Agreement. Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units will ensure that those initial rents are below the maximum thresholds established in the Vancouver DCL By-law (see Figure 6), with subsequent rent increases subject to the Residential Tenancy Act. As well, through the Development Permit application process, the City will ensure that average unit sizes do not exceed the applicable maximum thresholds established in the Vancouver DCL By-law.

Community Amenity Contributions (CACs) – Within the context of the City’s Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of 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.

As the public benefit achieved for this application is secured, affordable rental housing, no additional cash CAC is offered in this instance. Real Estate Services have reviewed the applicant’s development pro forma and have concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is necessary in this instance.

See Appendix H for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs or public art contributions associated with this rezoning.

The site is subject to the Citywide DCL and it is anticipated that the commercial component of the project will generate approximately \$223,040 in DCLs. The residential component of the project qualifies for a DCL waiver under Section 3.1A of the Vancouver DCL By-law and the value of the waiver is estimated to be approximately \$1,010,200.

The for-profit affordable rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the site at 2805 East Hastings from C-2C1 to CD-1 to increase the allowable density and height, facilitating development of a building with for-profit affordable rental housing, and conclude that the application is consistent with the Rental 100: *Secured Market Rental Housing Policy*. This application is in a significant shopping area and will bring new housing opportunities and increased commercial options that will

improve streetscape character. It is further concluded that the application qualifies for incentives provided for for-profit affordable rental housing, including additional height and density, a parking reduction and a DCL waiver. If approved, this application would make a contribution to the achievement of key affordable housing goals of the City. The proposed form of development represents an appropriate urban design response to the site and context and is supportable. The Acting General Manager of Planning and Development Services recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the public hearing, the application including the form of development as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

2805 East 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

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

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewelry Manufacturing and Printing or Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry

Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (h) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (i) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Conditions of Use

- 3.1 No portion of the first storey of a building, to a depth of 10.7 m from the south wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.3 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".

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,313.5 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 3.72.
- 4.3 Computation of floor area must include all floors of all buildings, 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, 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
- (e) 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 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 21.34 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 plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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.

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;
- (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 person trained in acoustics and current techniques of noise measurement, 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

* * * * *

2805 East Hastings
PROPOSED 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 the public hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Burrowes Huggins Architects and stamped "Received City Planning Department, November 30, 2015", subject to the following conditions, provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to substantially increase the inset depth and width of the residential lobby located on Kaslo Street to improve its function, articulation, and need to accommodate bicycle parking entirely on private property.

Note to Applicant: Staff anticipate a modest commensurate reduction in density to achieve this performance condition. See also Engineering Condition 23.

- 2. Design development to improve the pedestrian interface along Hastings Street as follows:

- (i) remove all landscape improvements appearing in the Statutory Right of Way along Hastings Street;
- (ii) increase the setback to CRUs 105 and 106 by no less than 6 ft.;

Note to Applicant: The Statutory Right of Way needs to operate principally to support free, uninhibited pedestrian movement. Increasing the CRU setbacks will increase the pedestrian interest of the Hastings Street commercial frontage pursuant to the C-2C1 District Schedule and Guidelines. This condition anticipates a commensurate reduction in density by shifting this wall by approximately 3 ft. having no effect on the upper floor.

Crime Prevention through Environmental Design (CPTED)

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

Sustainability

4. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Landscape Design

5. Provision of enhanced public realm landscape treatment at Kaslo Street for neighbourhood identity, greening and creation of safe, enjoyable spaces for people to gather, rest and circulate to the satisfaction of the City Engineer and in consultation with the Director of Planning and Vancouver Board of Parks.

Note to Applicant: This area should be developed for public use and incorporate treed boulevard, benches, bike way, public sidewalk and amenity gathering space. Private open space located closer to the building edge may be separated by a landscaped planter edge. The proposed rain garden should be shifted from the southwest corner of the site, and possibly incorporated within a landscaped buffer strip located closer to the lane. Refer to Engineering Condition (c) 6 i).

6. Protection of existing street tree at Kaslo Street and incorporation within the public realm landscape plan to the satisfaction of the City Engineer in consultation with Park Board (see Condition 14).

Note to Applicant: Contact Eileen Curran, Street Engineering to discuss alignment of new street trees and protection requirements for existing tree. Update plan with dimensioned tree barrier and labels.

7. Incorporate the principles of the City of Vancouver Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. Use of high visibility glass for windows, reduce reflection and dangers for attractants at building facades is encouraged.
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

8. Provision of enhanced landscape buffer for screening of private patios located at Level 2 between adjacent residential properties across the lane.

Note to Applicant: Incorporate perimeter planters to accommodate substantial layered plantings for all season greenery, visual barrier and cascading effect at north building edge. Revise Landscape Plan and coordinate with the architectural drawings. Provide larger-scale planter details at ½"=1'-0".

9. Provision of fully irrigated landscaped built-in perimeter planter at the south edge of the proposed common amenity deck at Level 6 as a green amenity and buffering for the streetscape.

Note to Applicant: Revise drawings. Provide larger-scale detail to illustrate planter depth.

10. Improvements to landscape treatment of the Level 2 Interior Courtyard to provide opportunities for socializing and creative play for the residents by:

- (i) Substituting wood, stone tile or other natural material where artificial turf has been proposed.

Note to Applicant: Delete artificial turf from plans.

- (ii) Incorporating fully landscaped and irrigated planters complete with natural plantings suited to low light levels.

Note to Applicant: Consider Fatsia or other similar hardy drought tolerant plant selection. Adequate drainage should be provided in planters and at the courtyard.

- (iii) Incorporating built-in raised platforms of various heights and sizes for people of all ages to use for casual seating or play.

Engineering

11. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of additional design elevations within the P1 level, and within the loading area to calculate the slope and crossfall.

Note to Applicant: Additional design elevations are required at the far end of stalls 44-47, stalls 48-57 and the far ends of the loading bays. The slope and crossfall must not exceed 5% within the parking and loading areas.

- (ii) Dimension all column encroachments and all stall widths.

12. Modification of the parking ramp design to address the following:

- (i) The slope must not exceed 12.5% after the first 20' from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length. From elevation 52.46 to 50.15, a 16% slope is shown on drawing A1.03. Ramps which have a 15% slope and are exposed to the weather must be heated and note on plans.

Note to Applicant: Consider relocating the card reader to the bottom of the 10% slope, at the top of the ramp.

13. Modification of the loading bay design to address the following:

- (i) The slope and crossfall of the loading bay must not exceed 5%. The slope within the loading area calculates to 10.2% using the design elevations shown on drawing A3.01.
- (ii) Provide a standard loading throat (4.6 m in width/68 degrees).
- (iii) Provide a double throat for the Class B loading spaces.
- (iv) Additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8 m wide).

14. Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering. Drawing A1.03 notes 3.5 m of vertical clearance.

15. Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

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

17. Relocate all Class B bicycle parking to be on private property. If bike racks are desired on public property a separate application to the General Manager of Engineering Services is required.
18. Provide automatic door openers on the doors providing access to the bicycle rooms(s) and clearly not this on the plans.
19. Updating of the landscape plan to reflect improvements sought by this rezoning application. (Geometrics will be provided by the City). Please note the following limitations to any proposed plantings on public property:
 - (i) All planting on street right-of-way is to be maintained by the adjacent property owner.
 - (ii) All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk.
 - (iii) All plant material within the street right-of-way which are located outside of the areas described in item above shall not exceed 1 m in height, measured from the sidewalk. Exceptions will be approved on a case-by-case basis by the City of Vancouver's Street Activities Branch.
20. A review by the Vancouver Park Board to determine if the 2 street trees fronting the site and the single tree immediately north of the site on the east side of Kaslo Street can be retained while accommodating the proposed street work, if not arrangements to the satisfaction of the General Manager of Engineering Services for their removal will be required.
21. The Statutory Right of Way area along the Hastings Street frontage is to be free and clear of all obstructions, door swings, bike racks, benches special treatments, landscaping etc. so that the full 5.5 m dimension is available for use as sidewalk space.

Housing Policy and Projects

22. The proposed unit mix including 34 two-bedroom and five three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25 per cent of the dwelling units designed to be suitable for families with children.
23. Design development to ensure that a minimum of 25 per cent of the proposed secured market rental units are designed to be suitable for families with children.

24. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

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, the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Chief Housing Officer (or successor in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 1 to 4 Except Part in Plan 5575, of Lot 50, THSL, Plan 365 to create a single parcel.
2. Provision of building setback and a surface Statutory Right of Way (SRW) to achieve a 5.5 m distance from the back of the City curb to the building face on Hastings Street. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/ Statutory Right of Way dimension. The Statutory Right of Way agreement must accommodate the underground parking, the minor vertical elements between levels 3 and 5, and the terrace projections at level 5 within the Statutory Right of Way area. Upon registration of this Statutory Right of Way, existing Statutory Right of Way agreement N106525 over portion of Lot 4 is to be released.
3. Release of Easement and Indemnity Agreement 387202M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

4. 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.

- a. Provision of street re-construction on Kaslo Street adjacent to the site to include the following:
 - a. New curb and gutter on the east side of Kaslo Street from Hastings Street to the lane north of Hastings Street.
 - b. New concrete lane crossing and curb returns on both sides of the lane north of Hastings on the east side of Kaslo Street.
 - c. New pavement to minimum of centerline on Kaslo Street between Hastings Street and the lane north of Hastings Street.
 - d. Boulevard treatments on Kaslo Street adjacent the site as follows: 1.35 m front boulevard with grass and street trees, 2.5 m raised protected bike lane, 1.22 m grass boulevard with street trees between the bike lane and sidewalk, and 1.83 m CIP broom-finish concrete sidewalk with saw cut control joints.
 - e. Provision of pedestrian lighting adjacent the site on Kaslo Street.
 - f. Relocation of all existing utilities including wood poles, catchbasins and regulatory signs to accommodate the proposed Kaslo Street reconstruction.
- b. Provision of improvement to the existing traffic signal at Kaslo Street and Hastings Street intersection to accommodate the proposed bike lane (including countdown timers) or cash contribution for the signal improvements should it be determined at the time of construction that the signal improvements cannot be delivered at the same time as the bike lane improvements.
- c. A review of the existing street lighting levels on Hastings Street and Kaslo Street adjacent to the site to determine their adequacy for the proposed uses, should standards not be met then new or improved street lighting to serve the site will be required.
- d. Provision of LED intersection lighting at Hastings Street and Kaslo Street. (Typically a LED head on each signal pole on the four corners of the intersection).
- e. Provision of improved sidewalks on Hastings Street adjacent the site consisting of:
 - a. 1.35 m exposed aggregate concrete front filler for utilities
 - b. Minimum 3.0 m broom-finish concrete sidewalk with saw cut control joints
 - c. Four-piece tree surrounds in keeping with the area standards

- f. Provision of street trees where space permits.
 - g. 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 as determined by the applicant's mechanical consultant to determine if water system 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.
 - h. Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system 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 sewer system upgrading that may be required.
- 5. 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.
 - 6. Written confirmation from BC Hydro, Telus and City of Vancouver Utilities Branch that the proposed relocation of the wood poles in the lane is both achievable and acceptable to all parties.

Housing

- 7. Make arrangements to the satisfaction of the Chief Housing Officer (or successor in function) and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, and 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) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit;
- (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy-By-law:

Unit Type	2805 E Hastings Proposed Average Starting Rents
Studio	n/a
1-bedroom	\$1,600
2-bedroom	\$2,075
3-bedroom	\$2,375

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of Chief Housing Officer (or successor in function) and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (vii) Such other terms and conditions as the Chief Housing Officer (or successor in function) 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.

Soils

- 8. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning 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 Planning 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 Protection, 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 a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

* * * * *

2805 East Hastings Street
DRAFT CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"2805 East Hastings [CD-1 (#)] [By-law #] B (C-2C1)"

NOISE CONTROL BY-LAW NO. 6555

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

"[CD-1 (#)] [By-law #] 2805 East Hastings"

* * * * *

2805 East Hastings Street
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on February 10, 2015 and supported it.

EVALUATION: SUPPORT (5-3)

1. **Introduction:** Rachel Harrison, Rezoning Planner, introduced the proposal as a Concurrent rezoning and DE application for the north-east corner of East Hastings Street and Kaslo Street in the Hastings Sunrise Community. The site is zoned C-2C1 and is currently occupied by Burger King with a drive through and surface parking. East Hastings Street is currently a mixture of 1-4 storey buildings zoned C-2C1. Next door to the site is a 4-storey hotel and a mixed-use strata building at Renfrew Street. Single family houses exist to the north and south. Within walking distance are Hastings Park, the Vancouver Public Library (Hastings Branch), Hastings Community Centre, and two elementary schools. Additionally, Kaslo Street is also a bike route. This proposal is to rezone to allow for a six-storey (21.4 m, 70.2 ft.) mixed-use building with commercial at grade and 93 units of rental units above. Of these units 43% are two and three-bedroom family units. The proposed FSR is 3.72. This rezoning is coming in under Rental 100, also known as the Secured Market Rental Housing Policy. For C-2C1 zones, the policy supports up to 6 storeys and commensurate achievable density. C-2C1 District Schedule and Guidelines allows up to 3.0 FSR with a max height of 13.8 m (45 ft.), or approximately four storeys. Requested Rental 100 incentives including density increase, DCL waiver and parking reduction.

Tim Potter, development Planner, continued the introduction by stating that this is a relatively flat site with single family context across the lane. The proposal is to rezone the site, with a concurrent Development Application pursuant to the Rental 100 Policy.

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

1. Please comment the proposed additional proposed height as it relates to the following:
 - a. the solar performance of the internal courtyard;
 - b. solar performance of the courtyard and its landscape design;
 - c. effect on neighbouring sites in terms of shadowing;
 - d. visual scale along Hastings Street;
 2. In consideration of the proximity to the single family context across the lane, please comment on the project's composition at the lane;
 3. Does the Panel have any advice on the overall design with respect to:
 - a. Open spaces and landscape design overall;
 - b. LEED Gold strategies and Rezoning Policy for Greener Buildings
 - c. Materials and composition.
 4. Does the panel support the proposed massing, density, and height?
- Applicant's Introductory Comments: The applicant team acknowledged that Kaslo Street is unique because it is a 100 ft. right-of-way, and the neighbouring building is not stepped to adjust to grade. These created challenges for the context. So

initially a re-examination was needed to imagine what could make a rental project unique; especially considering the limits of the unit size under the Rental 100 policy.

The minimum number of family units is 25% which is exceeded by providing 43% family units. The courtyard creates a home for the residents, rather than a network of corridors. The 6-storey building is consistent with the context by contrasting the 4-storey expression and the 2-storey penthouse. This building stepped massing mitigates the equinox shadowing at noon.

The ground floor has only commercial uses whether for a major tenant or small CRUs to break up the massing. Only a 10 m vehicle will fit in the lane for loading, so it is unknown if this would serve the needs of a single, large tenant.

A full brick veneer is being used, along with hardy panel and metal. Brighter colours are being used on the Hastings façade, along with fins and cloister elements to mitigate the vertical massing element and stop this from being another tower.

The massing tapers off at the lane to open up the view as soon as possible. There are some limitations as the roof cannot be morphed into a storey. There is a new building line on Hastings Street which this building meets.

The building will be LEED Gold compliant.

There is a relentless urban jungle moving east-ward, but there has been an introduction of paving and street trees. Moving around to Kaslo there is a unique opportunity. Currently there is gravel, and a planting pocket is being added to create an appropriate transition to the north.

On the second floor there is a narrow space, but there is also cross ventilation. At the east and west there are 'front porches' which act as a meeting space. There are planting pockets with proposed artificial turf to create a dry-sitting space. There is also an amenity space with flows out onto a rooftop garden with an outdoor cooking area. At the parapet wall there is planting with small trees. On the roof of the sixth floor there is a space for urban agriculture, and some edible trees are being proposed.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The courtyard creates a unique scheme, but there will be some maintenance issues and the turf needs to be re-considered
 - The courtyard should use lighter elements to increase light, and the columns appear to be too heavy; there is a brutal quality to the court which needs to be lightened and improved
 - The curved canopy is architecturally misleading in light of the number of CRUs it is currently related to
 - The columns along the lane elevation seem harsh; take the columns out and change the overhang while bringing down planters to make the lane elevation less foreboding.
 - Animate the end and develop the landscape at Kaslo Street better

- There is too much articulation on the scheme overall; simplify it a bit
- **Related Commentary:** While the Panel thought that the overall composition of the building is lively and fun, it could be improved further. They also noted that there are two different paving types and two different slab depths which will be problematic.

While the building uses too many formal devices to break down the massing and façade, the overall massing, density and height seem supportable. The curved canopy seems to imply one Commercial Retail Unit (CRU), so it will be odd if there is more than one.

In terms of landscape the planting at the front entry is only four feet, which is not an acceptable tree-experience. The planting also looks out of place, and needs to be designed to suit lowlight.

There needs to be a more rigorous evaluation of courtyard types, uses and functions. Astroturf is not a livable solution. The courtyard also needs to be more than just a piece of green, and the cross-ventilation is not worth the likely under-performance. Currently it is not a courtyard, it is a turfed slab with some planters. It is too narrow - more width is needed in whatever way it can be shaped. More air and light is needed to improve this space.

The amenity room at the sixth floor seems like it will be quite pleasant for the residents. The arching element on the first floor does not need to be there, and the line could be broken up more. More work is needed to animate and beautify the lane. It could be improved by adding brick planters.

The setback at Column A [gridline] looks like a staging area for hauling away recycling; it could be more interesting and better animated. There are no issues with shadowing, and the stepping seems to make the building perform well. While the Hastings corridor will develop over time this is not much worse than any other 4-storey building, and thus is supportable.

Design development is needed to make this a more natural fit with the streetscape, and more East-van quirkiness would be appreciated. A lot of work has gone into improving the standard sidewalk, but it could use more work.

The materials look good, but minimize the hardy panel. As well, there is a bit too much colour variation.

If possible, aim for a higher standard than LEED Gold.

- **Applicant's Response:** The applicant team thanked the panel for the good comments.

2805 East Hastings Street
PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on November 5, 2015. A community open house was held on Thursday, January 28th, 2016. 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 28, 2015 Community Open House

A community open house was held from 5-8 pm on January 28, 2016 at Dr. A.R. Lord Elementary School (555 Lillooet St.). A total of 670 notifications were distributed within the neighbouring area on or about January 6, 2016. Staff, the applicant team, and a total of approximately 38 people attended the open house (see Figure 1).

Public Response

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

- In response to January 28, 2016 open house, a total of 16 comment sheets were submitted.
- A total of 17 online comments were submitted by email about the proposal.
- Below is a summary of all feedback (both online and from the open house) related to the proposal.

Comments about the application are summarized below and ordered by topic:

Design

There were few comments on the design of the building and most were positive. One exception was the courtyard. Some residents felt that the courtyard seemed quite small and narrow and would consequently be quite dark and uninviting. Another commented on the exterior having a lack of character.

Height, Density and Setbacks

Most respondents were supportive of increased density in the neighbourhood, especially along a major corridor. However, many were concerned by the height of the building. While some were opposed to six storeys in general (loss of views, out of character with the rest of the neighbourhood, shadowing effect), others felt a greater setbacks on the 5th and 6th floors along Hastings and Kaslo Street would suffice in creating a building that would fit in better with the surrounding neighbourhood. There was additional concern that the plan did not provide any setback from the lane.

Housing

There was support for more rental housing in the area. Many respondents also expressed support for the inclusion of family units - that it would be good to have even more family units included in the proposal. Others felt that subsidized rental housing for low-income residents should be included in the proposal. One respondent felt that the building should meet higher energy efficiency standards.

Traffic and Parking

Some residents were concerned about traffic. Specifically, there were concerns about its potential impact on the bikeway along Kaslo Street and its interface with existing traffic congestion caused by the Starbucks drive-through across Kaslo Street. There was some concern that there would not be sufficient parking for customers of the proposed ground floor retail spaces.

Streetscape

There was general enthusiasm for the inclusion of landscaping and public space around the building - plazas, widened sidewalks. However, it was suggested that it be reoriented for more general public use as opposed to use for patrons of the commercial spaces only (i.e. private patios). It was further suggested that there should be more street furniture (i.e. benches).

Miscellaneous Comments

There was concern that the placement of the garbage receptacle facing the laneway would cause undesirable smells. There was also concern that a building this size might add to light pollution in the area.

2805 East Hastings Street
FORM OF DEVELOPMENT

Ground Floor Plan



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Second Floor Plan



LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

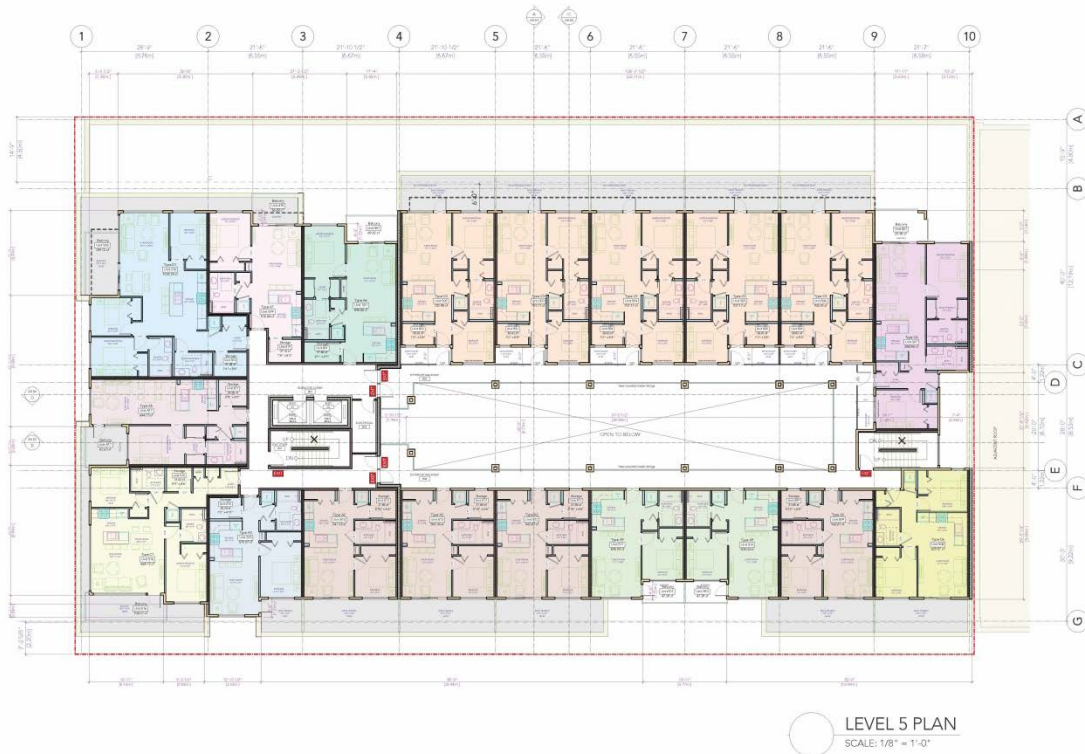
Third Floor Plan



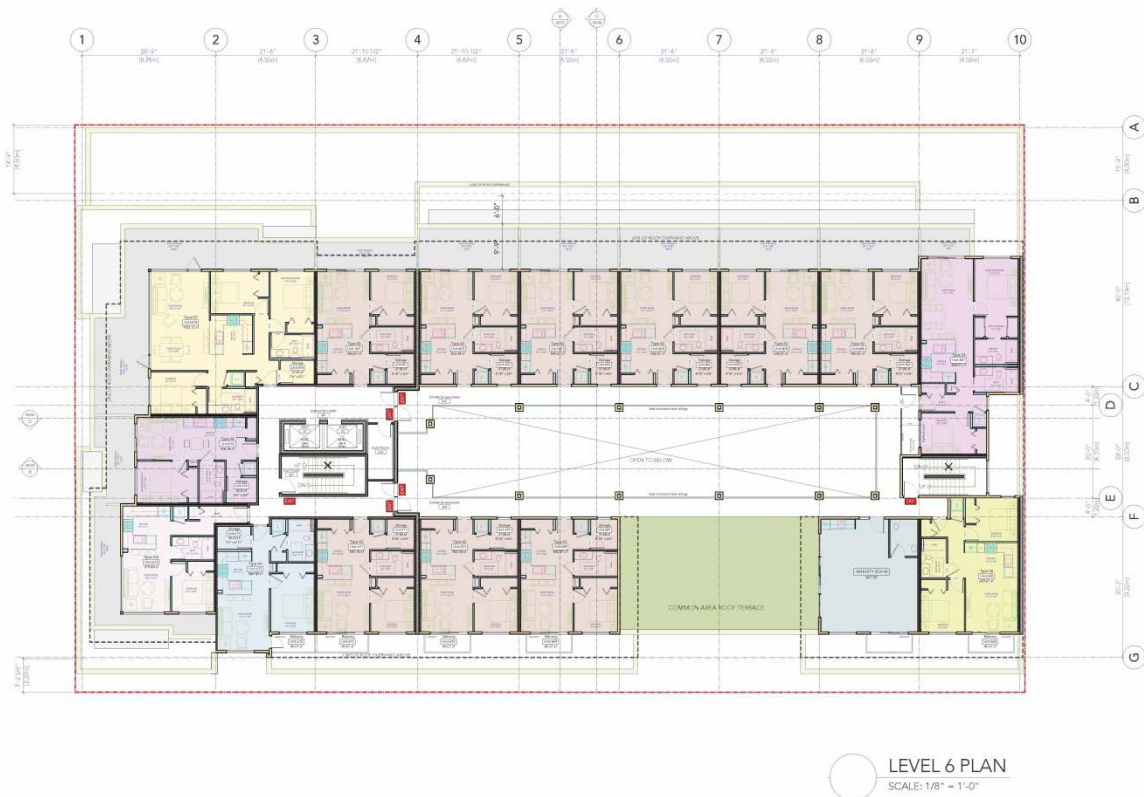
Fourth Floor Plan



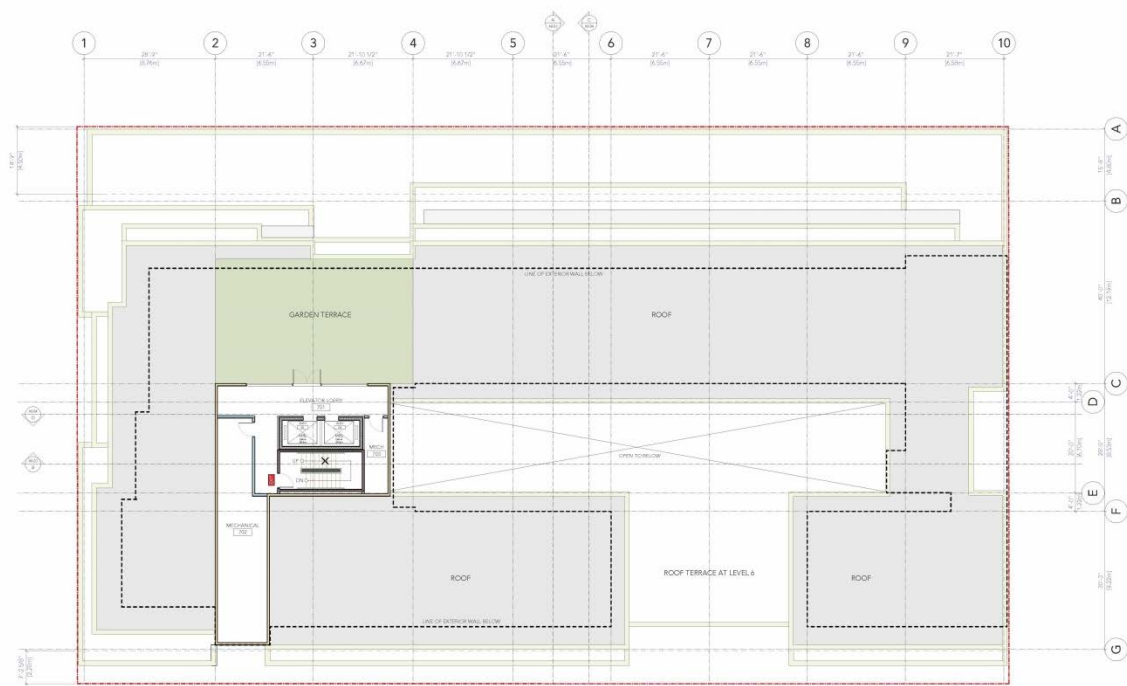
Fifth Floor Plan



Sixth Floor Plan



Roof Plan



South Elevation (Hastings Street)

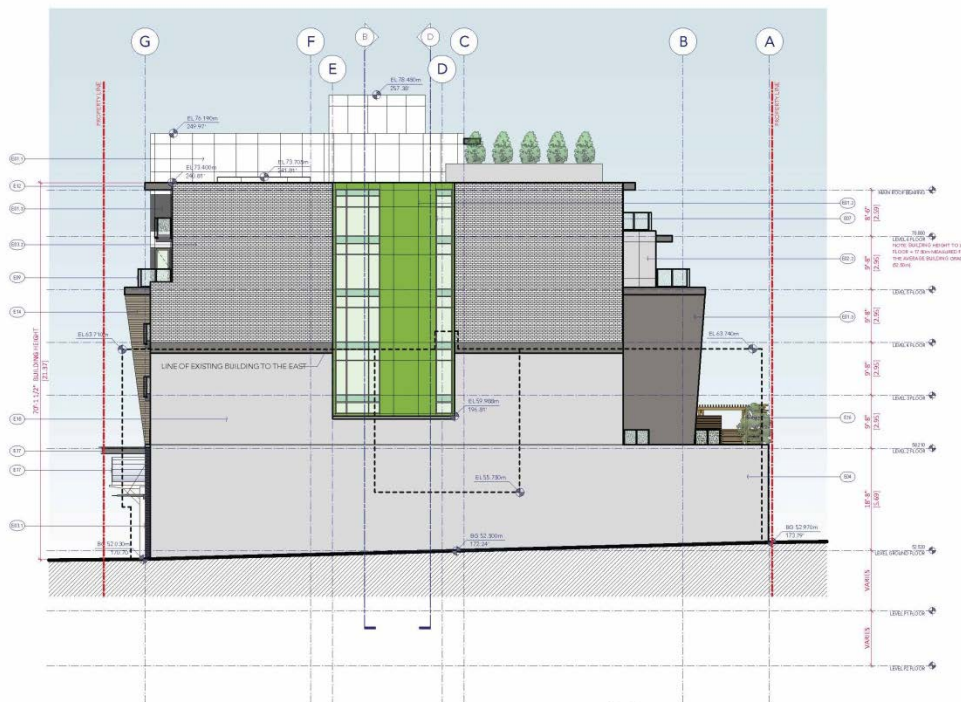


West Elevation (Kaslo Street)



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

East Elevation



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

North Elevation (at the lane)



2805 East Hastings Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for a waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under Section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition (c) 5 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
One-Bedroom	52	56 m ² (600 sq. ft.)	50 m ² (539 sq. ft.)
Two-Bedroom	34	77 m ² (830 sq. ft.)	68 m ² (733 sq. ft.)
Three-Bedroom	5	97 m ² (1,044 sq. ft.)	93 m ² (1,003 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	Number of Units Proposed	East Area DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent
One-Bedroom	52	\$1,675	\$1,600
Two-Bedroom	34	\$2,084	\$2,075
Three-Bedroom	5	\$2,606	\$2,375

*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$2,691 per m ² (\$250 per sq. ft.)	\$2,530 per m ² (\$235 per sq. ft.)

- (f) By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

2805 East Hastings Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey mixed-use building with commercial retail units at grade with market rental units.

Public Benefit Summary:

The proposal would provide 91 dwelling units secured as for-profit affordable rental housing for the life of the building or 60 years, whichever is longer. Additionally, improvements for pedestrians, cyclists and vehicles on Kaslo Street would result.

	Current Zoning	Proposed Zoning
Zoning District	C-2C1	CD-1
FSR (site area = 2,313.5 m ² / 24,902.3 sq. ft.)	3.00	3.72
Floor Area (sq. ft.)	64,906	92,637
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	\$863,899	\$223,040
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$863,899	\$223,040

Other Benefits (non-quantified components):

91 units of rental housing secured for the longer of the life of the building or 60 years. Also improvements to Kaslo Street for multiple modes (bicycles and pedestrians).

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

2805 East Hastings Street
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2805 East Hastings Street	015-364-518	Lots 1 Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands, Plan 365
2805 East Hastings Street	015-364-593	Lot 2 Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands, Plan 365
2805 East Hastings Street	015-364-691	Lot 3 Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands, Plan 365
2805 East Hastings Street	015-364-721	Lot 4 Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands, Plan 365

Applicant Information

Applicant/Architect	Burrowes Huggins Architects
Developer/Property Owner	PCI Developments Corp.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-2C1	CD-1
Site Area	2,313.5 m ² (24,902 sq. ft.)	2,313.5 m ² (24,902 sq. ft.)
Land Use	Commercial Residential	Commercial & Residential
Maximum FSR	3.00	3.72
Maximum Height	13.8 m (45.3 ft.)	21.34 m (70 ft.)
Floor Area	6,030 m ² (64,906.4 sq. ft.)	Total: 8,606 m ² (92,637 sq. ft.) Residential: 7,049 m ² (75,880 sq. ft.) Commercial: 1,557 m ² (16,757 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law