



POLICY REPORT
BUILDING & DEVELOPMENT

Report Date: May 2, 2017
Contact: Karen Hoesé
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RTS No.: 12031
VanRIMS No.: 08-2000-20
Meeting Date: May 16, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 955 East Hastings Street

RECOMMENDATION

- A. THAT the application by GBL Architects, on behalf of 900 H.S. Holdings Ltd. (Wall Financial Corporation), to amend CD-1 (561) By-law No. 10872 for 955 East Hastings Street [*PID: 029-260-558, Lot 1, Block 62, District Lot 181, Group 1, New Westminster District Plan EPP26162*] to increase the maximum floor area for office uses from 1,150 sq. m to 1,318 sq. m be referred to a public hearing, together with:
- (i) draft by-law amendments generally as presented in Appendix A;
 - (ii) revised building floor plans generally as presented in Appendix B; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at public hearing.

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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 assesses an application to amend the CD-1 (561) By-law for 955 East Hastings Street. A rezoning application for the site was approved in 2012 for a mixed-use building that is under construction. The CD-1 (561) By-law allows for a maximum of 1,150 sq. m of floor area for office uses. The proposed amendment would increase the maximum floor area for office uses to 1,318 sq. m. In a revised building design, circulation floor area that previously served the industrial uses and that was counted as industrial floor area has been converted into general circulation space for parking and is now excluded from FSR calculations. The recovered floor area is now proposed to be used to expand the office mezzanines in the building. Approval of this amendment would not change the previously approved overall floor area, building massing, or land use. Staff recommend 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

- CD-1 (561) By-law No. 10872, enacted March 11, 2014
- Downtown Eastside Plan (2014)
- Metro Core Jobs and Economy Land Use Plan (2007)

REPORT

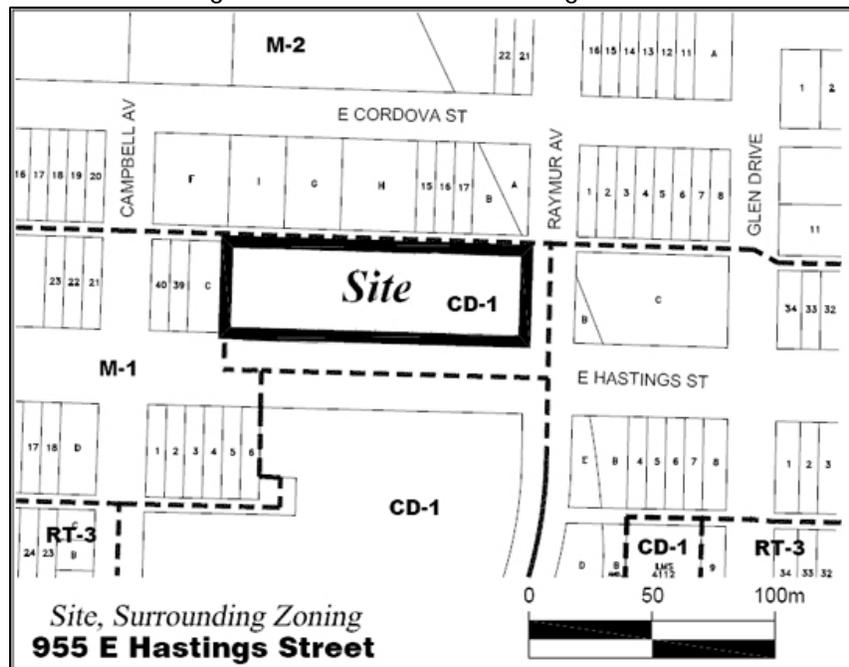
Background/Context

The subject site is located on the northwest corner of Hastings Street and Raymur Avenue and comprises 4,536 sq. m (48,826 sq. ft.) of land area (Figure 1). On October 16, 2012, Council approved a CD-1 rezoning of the site to permit a 12-storey mixed-use development with industrial flex space for Production, Distribution and Repair (PDR) and commercial uses at grade, and market and non-market residential units above. The resulting CD-1 (561) By-law allows for a maximum floor area of 1,150 sq. m for office uses.

In 2014, the *Downtown Eastside Plan* was approved. The plan included directions for the Hastings East area in which this site is located. The policy intent for Hastings East is to support a mixed-use neighbourhood with light industrial uses where feasible.

As the project proceeded to the development permit stage, the interior design of the industrial spaces was revised, leading to the exclusion of some floor area from FSR calculations. This application seeks approval of minor amendments to the CD-1 Bylaw to accommodate the conversion of this floor area to office space.

Figure 1: Site and surrounding context



Strategic Analysis

At the rezoning stage, 167 sq. m of floor space on the P1 level was counted as industrial floor area in FSR calculations, as it served as circulation space to access industrial mezzanines. The revised design changes the arrangement of the P1 level so that this circulation space now only provides access to parking facilities. Under section 5.4 (c) of the CD-1 (561) By-law, this space is excluded from the calculation of FSR.

As a result, 167 sq. m of additional industrial floor area is available to be constructed. The policy for Hastings East encourages light industrial uses where feasible. However, building code limitations prevent the industrial mezzanines in the building from being further expanded. Increasing the industrial floor area otherwise would require significantly changing the previously approved form of development. The application proposes that this floor area be converted into office space, in the form of expanded mezzanines in the office units. This would not require any change to the overall floor space ratio and massing previously approved by Council.

Staff support the conversion of circulatory floor area into usable office mezzanine floor area, resulting in a net increase in active employment space. This is supported by the *Metro Core Jobs and Economy Land Use Plan*, which identifies Hastings East as an employment or mixed-use area. At the time of rezoning, a limited amount of office space was allowed in the development as it was seen as contributing positively to the diversity of uses, while allowing for a significant amount of industrial flex space for Production, Distribution, and Repair (PDR) at the lane level. The changes proposed in this application do not reduce the amount of usable industrial space, and the modest increase in office mezzanine space does not significantly change the mix of uses within the building.

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 (social/non-profit) housing and various engineering infrastructure. No further DCL is anticipated for this site, as there is no net change in non-residential floor area proposed.

Public Art Program – The *Public Art Policy for Rezoning Development* requires that rezonings involving a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As there is no increase in the floor area of the proposal, no change to the public art budget for the project is anticipated.

Community Amenity Contribution (CAC) – Within 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. CACs typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services. No CAC is offered as part of this text amendment. The CAC policy exempts rezonings where there is no increase in total floor space or conversion of non-residential floor space to residential floor space.

Financial Implications

The proposed text amendment will not result in an increase in total floor space and hence will not generate additional development contributions.

CONCLUSION

Assessment of this text amendment application has concluded that the proposed increase of 167 sq. m of floor area for office uses is supported. It allows for an increase in usable job space without changing the overall floor area or massing of the development, and maintains a balance of industrial and office uses in the lower floors of the building.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing together with draft CD-1 amendments as generally shown in Appendix A and that these be approved, subject to the Public hearing.

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955 East Hastings Street
DRAFT AMENDMENTS TO CD-1 (561) BY-LAW NO. 10872

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

1. Council amends section 5.2 (a) under Floor area and Density by substituting "1 150 m²" with "1 318 m²".

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955 East Hastings Street FORM OF DEVELOPMENT

Figure 1: P2 Floor Plan (includes industrial space)

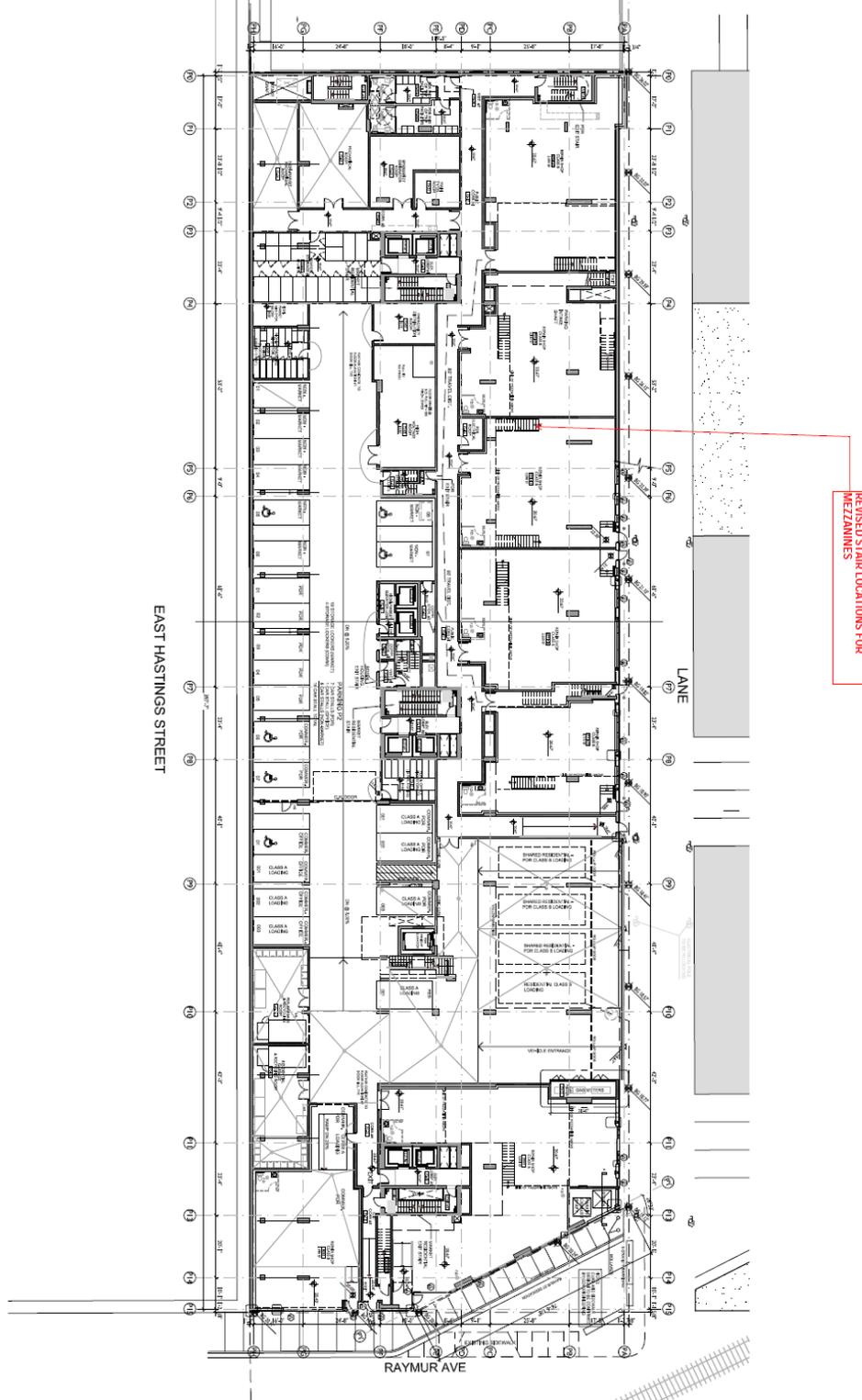


Figure 2: P1 Floor Plan (includes industrial mezzanine and circulation area)

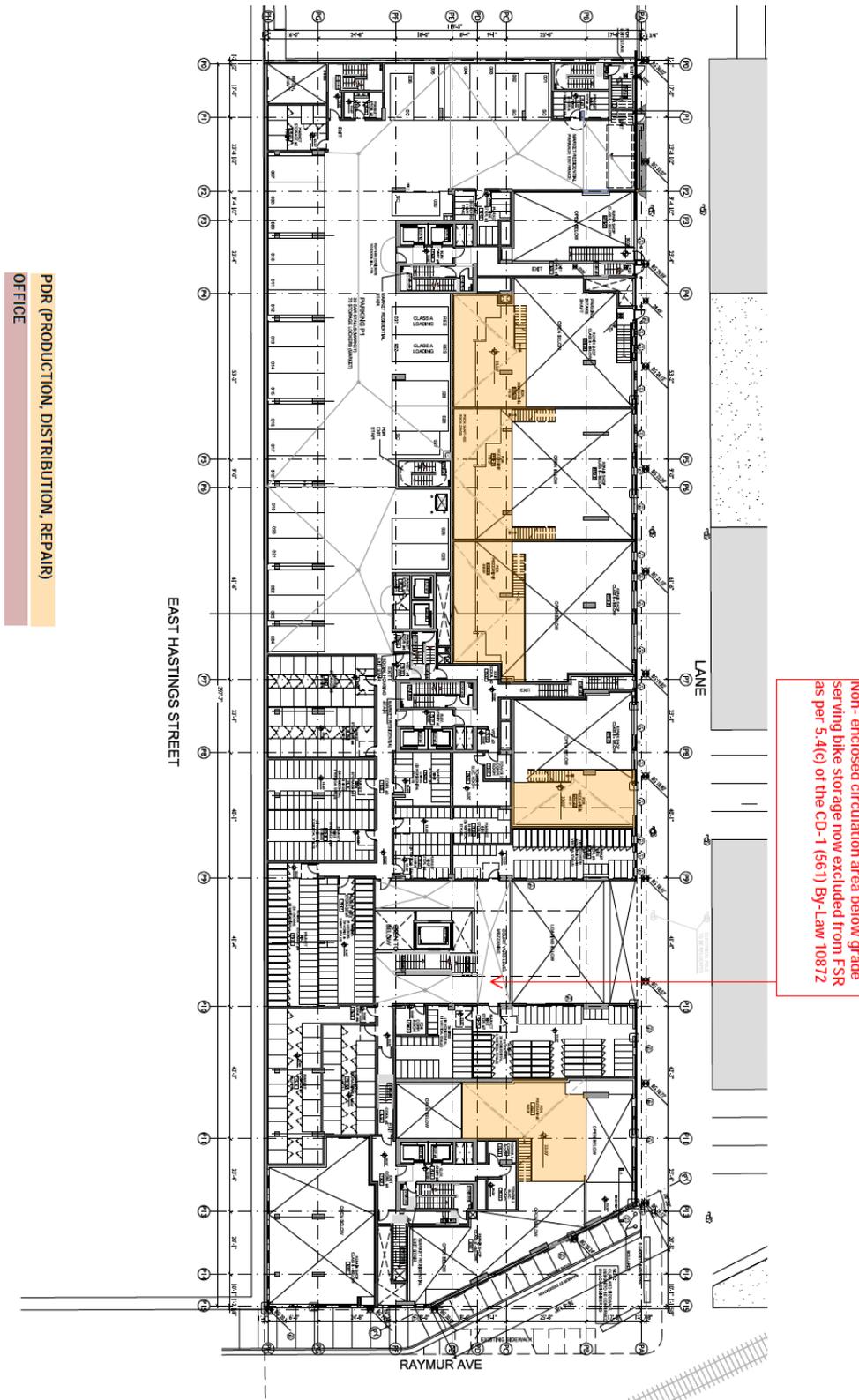


Figure 3: Ground Floor Plan (includes industrial and office floor space)

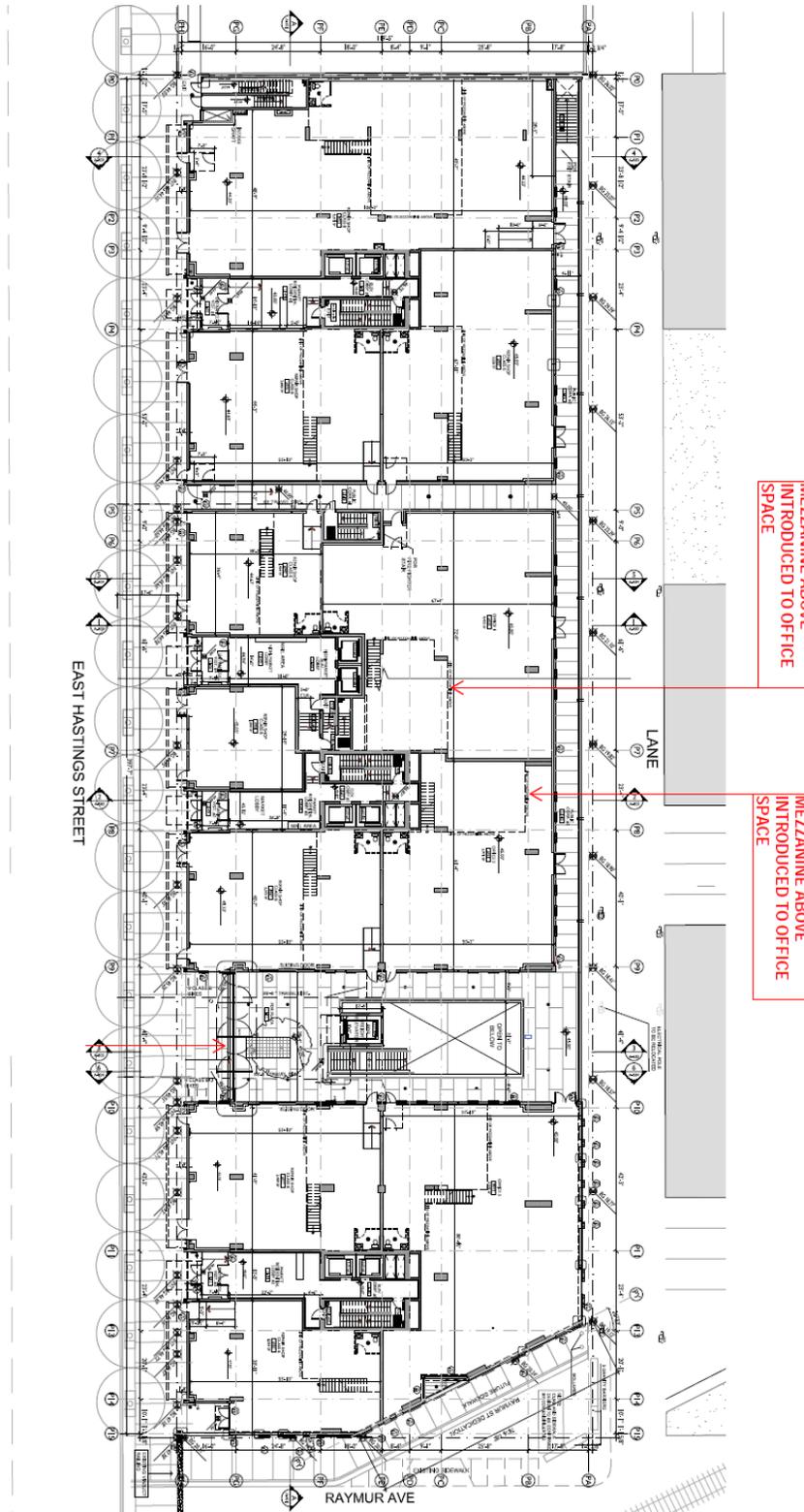
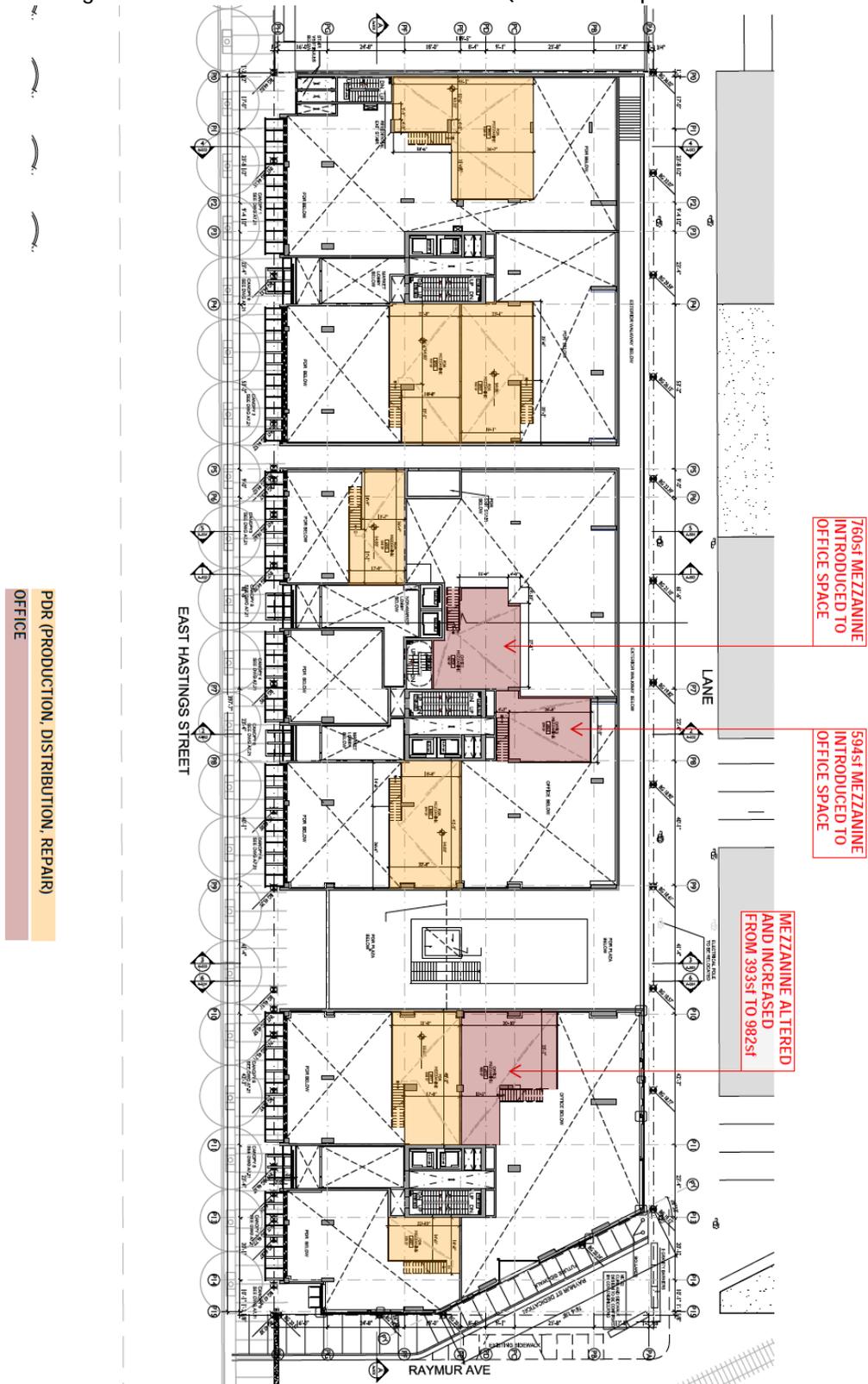


Figure 4: Ground Floor Mezzanine Plan (includes expanded office mezzanine)



**955 East Hastings Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	955 East Hastings Street
Legal Descriptions	PID: 029-260-558, Lot 1, Block 62, District Lot 181, Group 1, New Westminster District Plan EPP26162
Applicant/Architect	GBL Architects
Developer/Property Owner	900 H.S. Holdings Ltd. (Wall Financial Corporation)

Site Statistics

Site Area	4,536.3 sq. m (48,826sq. ft.)
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Development Statistics

	Development Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (561)	Amended CD-1 (561)
Uses	Residential, Retail, Commercial, Office, Industrial Flex Space	Residential, Retail, Commercial, Office, Industrial Flex Space
Floor Space Ratio (FSR)	6.15	6.15
Floor Area	Market Housing: 17,653 m ² Social Housing: 22,681 m ² Retail Commercial: 1,044 m ² Office: 1,150 m ² Industrial Flex Space: 1,100 m ²	Market Housing: 17,653 m ² Social Housing: 22,681 m ² Retail Commercial: 1,044 m ² Office: 1,318 m ² Industrial Flex Space: 933 m ²
Maximum Height	36.6 m measured from Hastings Street Building Grades	36.6 m measured from Hastings Street Building Grades