



POLICY REPORT

Report Date: April 17, 2018
Contact: Kent Munro
Contact No.: 604-873-7135
RTS No.: 12501
VanRIMS No.: 08-2000-20
Meeting Date: May 1, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2109 East Hastings Street

RECOMMENDATION

- A. THAT the application by Mosaic Avenue Developments Ltd. and Yamamoto Architecture Inc. on behalf of Mosaic Hastings and Lakewood Holdings Ltd. to rezone 2109 East Hastings Street [Lots 15 and 16, Except (A) the North 20 Feet and (B) Part in Explanatory Plan 7029, Block 40, District Lot 184, Plan 178; PIDS: 014-014-904 and 014-014-921 respectively] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.00 to 3.20 and the maximum building height from 13.8 m (45.3 ft.) to 22.9 m (75.1 ft.) to permit the development of a six-storey mixed-use building with commercial uses at grade and 42 secured for-profit affordable rental housing units above and 42 underground parking spaces, be referred to a Public Hearing, together with:
- (i) plans prepared by Yamamoto Architecture Inc., received on August 24, 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 the application, subject to the 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 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, 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.

- C. 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 amendment to the Sign 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 the expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole risk of the property owner;
 - (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 two lots located at 2109 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building with commercial uses at grade and 42 secured for-profit affordable rental housing units over two levels of underground parking. The application is being considered under the *Grandview-Woodland Community Plan*, which for this section of East Hastings Street supports rezoning for secured market rental housing and provides for additional height and density. The application also seeks incentives available to for-profit affordable rental housing, including a waiver of the residential portion of the Development Cost Levy (DCL) and a parking relaxation.

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan* with regards to use and form of development. The application is 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 a reduced parking requirement may be applied. If approved, the application would contribute 42 secured for-profit affordable rental housing units to the City’s affordable housing goals as identified in the *Housing Vancouver Strategy*.

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 in principle, subject to Public Hearing and the applicant fulfilling the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies and guidelines for this site include:

- *Grandview-Woodland Community Plan (2016)*;
- *Housing Vancouver Strategy (2017)*;
- *Housing and Homelessness Strategy (2011)*;
- *Rental Incentive Guidelines (2012, amended 2018)*;
- *C-2C1 District Schedule and Guidelines (last amended 2015)*;
- *High-Density Housing for Families with Children Guidelines (1992)*;
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*;
- *Community Amenity Contributions - Through Rezoning (1999, last amended 2018)*;
- *Green Building Rezoning Policy (2010, last amended 2014)*; and
- *Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2016)*

REPORT

Background/Context

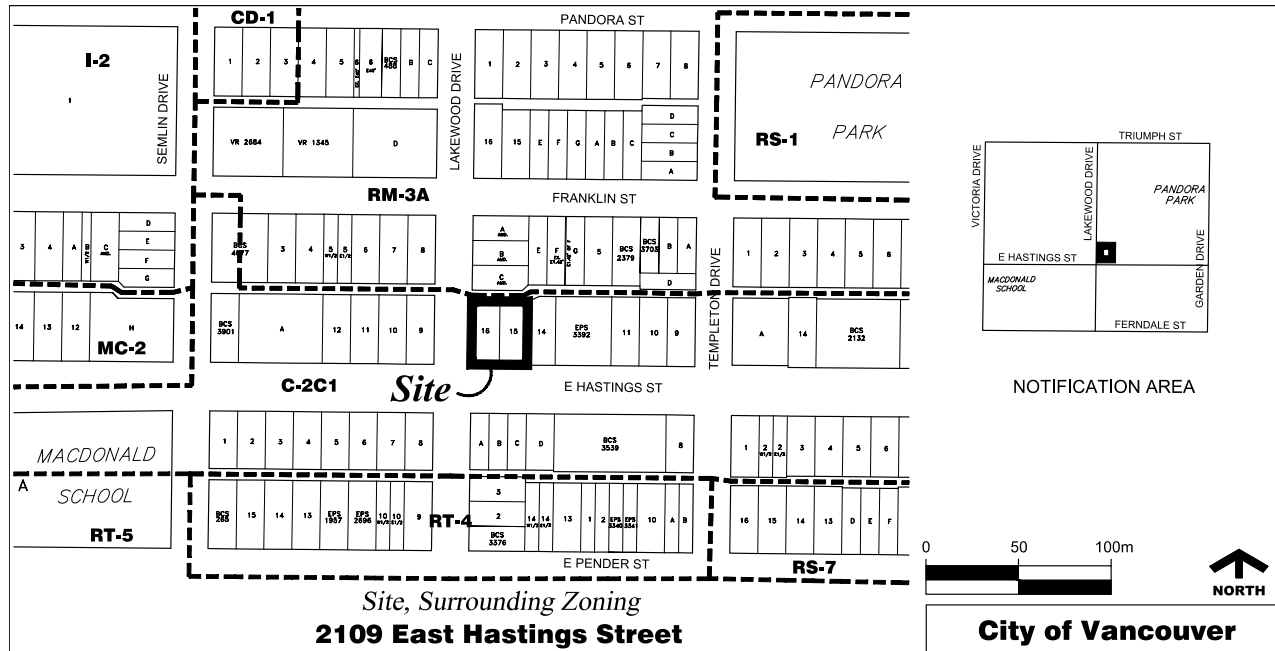
1. Site and Context

This 1,031 sq. m (11,097.6 sq. ft.) site is located on the northeast corner of East Hastings Street and Lakewood Drive. The site has a frontage of 30.2 m (99.1 ft.) along East Hastings Street and a depth of 34.2 m (112.2 ft.) along Lakewood Drive. The grade slopes down from Hastings Street to the lane by approximately 3.35 m (11 ft.). The property is currently developed with a one-storey commercial building and a large surface parking area.

Properties north of the site are currently zoned RM-3A and fall under a separate sub-area of the *Grandview-Woodland Community Plan*, called Cedar Cove. This sub-area allows rezoning consideration for secured market rental housing up to six storeys. Across the lane to the north is a Character Streetscape Cluster, as identified in the *Grandview-Woodland Community Plan*, made up of eight single-family dwellings. As a result, these properties are not eligible for the above noted rezoning policy. It can be expected that these properties will remain in their current state for the foreseeable future.

This area of East Hastings Street consists primarily of one and two-storey commercial buildings. Pandora Park is located approximately 150 m to the northeast, as shown in Figure 1.

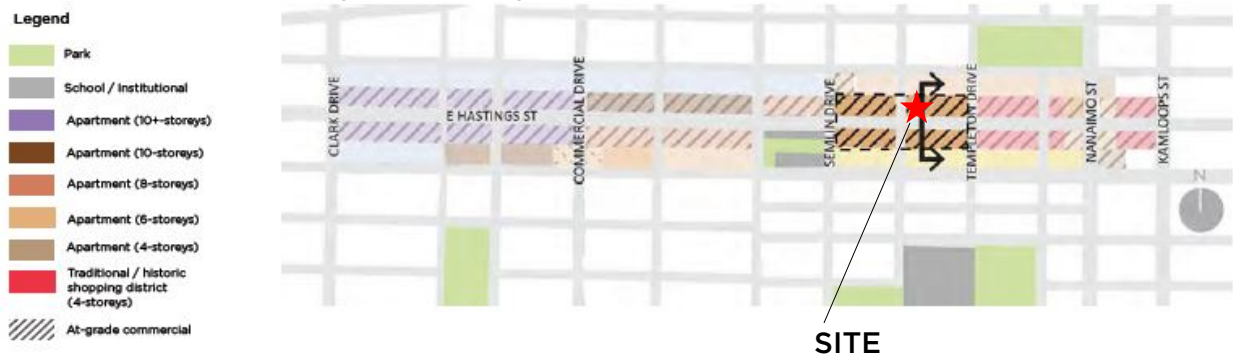
Figure 1: Surrounding Context and Zoning



2. Policy Context

Grandview-Woodland Community Plan (Hastings Hilltop Sub-area) — Future land use on the subject site is guided by the *Grandview-Woodland Community Plan* (approved July 2016). The Hastings Hilltop sub-area anticipates development up to 3.20 FSR on the north side of East Hastings Street with building heights up to six storeys (if providing 100 per cent secured market rental housing). The Hastings Hilltop sub-area is envisioned to be a mixed-use community at a lower scale, continuing a transition in heights that step down towards Hastings-Sunrise neighbourhood centre, located to the east.

Figure 2: Hastings Hilltop Sub-area Land Use Map



Housing Vancouver Strategy (2017) 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 per cent of the new units will serve households earning less than \$80,000 per year, and 40 per cent will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

Rental Incentive Guidelines - The intent of the Rental Incentive Guidelines is to inform the way in which rental incentives, taken at the applicant's discretion, are applied to specific projects. Applications where 100 per cent of the residential floor space is rental are eligible for parking relaxations, a DCL waiver for the residential rental floor area of the project, and relaxation of unit size provided that the design and location of the unit provides satisfactory living accommodation.

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 were identified to achieve some of the strategy's goals, including 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. The recently adopted Housing Vancouver Strategy added to and updates this Housing and Homelessness Strategy.

Family Room: Housing Mix Policy for Rezoning Projects — In July 2016, Council approved *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms in a rental housing project from a minimum of 25 per cent to 35 per cent. The application proposes 38 per cent of the overall residential units as two or more bedrooms.

High-Density Housing for Families with Children Guidelines — The intent of the guidelines is to address key issues of site, building and unit design to achieve livability objectives for families with children. The guidelines provide planning and design direction.

Development Cost Levy By-law No. 9755 — Under Section 3.1A of the Development Cost Levy By-law, for-profit affordable rental housing projects are eligible for a development cost levy waiver for the rental portion of the development. The waiver regulates maximum unit sizes, rents by unit type, and hard construction costs for the project. Current rental rates, unit sizes and construction costs are outlined in the Rental Incentive Guidelines and are updated on an annual basis.

Strategic Analysis

1. Proposal

The application proposes a six-storey mixed-use building with commercial uses at grade and 42 for-profit affordable rental housing units over two levels of underground parking accessed from the lane. In total, the application proposes 477.2 sq. m (5,137 sq. ft.) of commercial floor area and 2,865 sq. m (30,836 sq. ft.) of residential floor area at an overall density of 3.20 FSR and building height of 22.9 m (75.1 ft.). Indoor and outdoor common amenity spaces are provided on the ground floor facing Lakewood Drive.

Figure 3: Hastings Street Elevation



2. Housing

The Housing Vancouver Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. 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 housing 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 Incentive Guidelines* provide various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives include parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets requirements to support waiving the DCL for the residential portion of the development.

The proposal includes 42 secured for-profit affordable rental housing units in the form of 12 studio, 14 one-bedroom, 14 two-bedroom, and 2 three-bedroom units. *The Family Room: Housing Mix Policy for Rezoning Projects* requires secured market rental projects to include a minimum of 35 per cent family units with two or more bedrooms, to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 14 two-bedroom and 2 three-bedroom units (38 per cent of total units), thereby exceeding the policy. These units are considered to be suitable for families with children and will help meet the need for family rental housing in the city. The percentage of family units will be secured as a condition of rezoning.

All 42 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 42 new secured for-profit affordable rental housing units to the City's inventory of market rental housing contributes toward the *Housing Vancouver Strategy* targets (see Figure 4). Conditions related to securing the units are contained in Appendix B.

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of December 31, 2017

Housing Type	10-Year Targets	Units Approved Towards Targets*
Secured Market Rental Housing Units	20,000	822

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

* Unit numbers exclude the units proposed on the subject site, pending Council approval of this rezoning application.

Vancouver has one of the lowest vacancy rates in Canada. In fall 2017, the vacancy rate in the city was 0.9 per cent. That means only 9 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3 per cent is considered a balanced rental market. The vacancy rate in the Grandview-Woodland neighbourhood was also very low at 0.4 per cent.

The applicant estimates that the studio units would rent for \$1,496, one-bedroom units would rent for \$1,730, the two-bedroom units would rent for \$2,505, and the three-bedroom units would rent for \$3,365 per month. Figure 5 compares initial rents proposed for units in this application to average and estimated costs for similar units. When compared to average rents in newer buildings in the east area of Vancouver, the proposed rents are lower. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 5: Comparable Average Market Rents and Home-Ownership Costs

	2109 East Hastings Street Average Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC, 2017) ¹	DCL By-Law Maximum Averages - Eastside (CMHC, 2017) ²	Monthly Costs of Ownership for Median-Priced Unit - Eastside (BC Assessment 2017) ³
Studio	\$1,496	\$1,531	\$1,496	\$2,278
1-bed	\$1,730	\$1,689	\$1,730	\$2,739
2-bed	\$2,505	\$2,284	\$2,505	\$3,817
3-bed	\$3,365	No data available	\$3,365	\$5,432

1. Data from the October 2017 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Eastside of Vancouver
2. For 1- 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 city-wide as published by CMHC in the Fall 2017 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 city-wide as published in CMHC's website "Housing Market Information Portal" for 2017.
3. Based on the following assumptions in 2017: median of all BC Assessment recent sales prices in Vancouver Eastside in 2017 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's *Residential Tenancy Act*. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by Section 3.1B(c) of the DCL By-law. After occupancy, rent increases are regulated by the *Residential Tenancy Act*. Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law.

3. Density, Height and Form of Development (Refer to drawings in Appendix E)

The proposed uses (including secured market rental units) and density are in accordance with the expectations of the Hastings Hilltop sub-area of the *Grandview-Woodland Community Plan*. The proposal is consistent with the height and built form guidelines set out in the plan.

There is a cross fall of approximately 3.35 m (11 ft.) from the southeast to the northwest corner. Due to the sloping site condition equivalent to a full storey from East Hastings to the lane, height varies from approximately 19.80 - 22.86 m (65 - 75 ft.).

Across the lane, the *Grandview-Woodland Community Plan* allows the RM-3A zone to be considered for rezoning up to six storeys provided 100 per cent market rental units are secured. It is important to note that the identified Character Streetscape Cluster across the lane is not eligible for this rezoning policy and any future development will focus on retention of the character and heritage buildings.

The base C-2C1 zoning seeks a stepped building profile and a rear setback. The *Grandview-Woodland Community Plan* seeks an additional 3.05 m (10 ft.) setback beyond the base zoning with a stepping of the massing above the fourth storey. The stepped profile is reduced with a greater setback resulting in a simpler building form at the rear. In order to properly analyze these impacts, detailed shadow studies were prepared showing a four-storey base zone form relative to proposed six-storey form developed according to the *Grandview-Woodland*

Community Plan. Although incremental shadowing does occur, in particular to the character home across the lane, detailed shadow studies demonstrate minimal impacts, particularly during the late spring and summer growing season.

The Urban Design Panel reviewed and supported this project on November 15, 2017. Staff are supportive of the application subject to the design development conditions in Appendix B. The conditions include improvements to open up the corner at the lane to provide a more compatible transition to the neighbour to the north, as well as improvements to landscaping and quality exterior cladding at the rear of the building. The proposal is expected to undergo further design development during the development permit review process.

Figure 6: Proposal Looking Southeast at Lane Interface



4. Transportation and Parking

The application proposes two levels of underground parking accessed from the lane. A total of 42 parking spaces are proposed – 24 parking spaces for the residential component and 18 parking spaces for the commercial component. One Class B loading space is provided, along with 56 Class A bicycle spaces and six Class B bicycle spaces. These provisions meet the Parking By-law standards for commercial uses and for secured market rental housing, which allows for a reduced parking rate due to proximity to transit. Parking and bicycle spaces are to be provided in accordance with the Parking By-law.

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

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on April 28, 2017) requires 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.

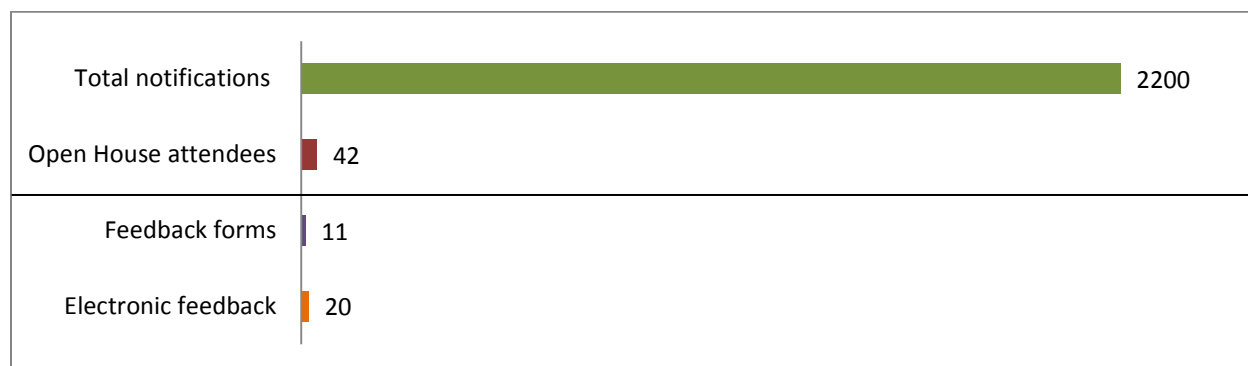
This applicant is required to satisfy the *Green Buildings Policy for Rezoning* and is pursuing the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

PUBLIC INPUT

Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also installed on the site in October, 2017. Approximately 2200 notifications were distributed within the neighbouring area on or about October 16, 2017. In addition, notification and application information and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps). A community open house was held on November 6, 2017. Staff, the applicant team and a total of 42 people attended the open house.

Figure 7: Public Notification and Responses



Public Response and Comments – As of March 2018, staff received a total of 31 responses regarding the rezoning application (see Figure 7). The responses are largely supportive of the application.

Support for the proposal cited the following:

- Support for additional rental housing;
- Support for additional neighbourhood commercial opportunities.

Concerns expressed about the proposal included:

- Building height and shadowing impacts;
- Too much parking and lack of ride-share services.

Staff Response

The proposed building height and form generally conform to the *Grandview-Woodland Community Plan*. The required setback above the ground floor is 9.1 m (30 ft.) from the lane. This is greater than required under the base zoning and provides for increased separation and privacy for houses across the lane. Staff worked with the applicant to analyze shadowing impacts in detail. Staff considered additional setbacks on the north elevation, but in depth shadow studies showed additional setbacks delivered negligible improvements. On balance, it was concluded that no further setback be imposed and that improving lane appearance and providing additional landscaping would prove more beneficial.

The applicant has committed to reducing the height of the ground floor podium fronting the lane and to reorganizing building services along the lane to minimize visual impact on the property to the north. Additional landscaping will be provided at the northwest corner of the property creating a 'front yard' appearance improving views from the property to the north. These changes along with other design conditions are outlined in Appendix B and will be reflected on any future development permit drawings submitted to the City.

With respect to parking, staff also note the applicant is providing only the minimum amount of parking required by the Parking By-law for a secured market rental development. The applicant is also taking advantage of a 20 per cent reduction in required parking offered to secured market rental projects located within 400 m (roughly two blocks) of the intersection of two distinct bus routes.

PUBLIC BENEFITS

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

Public Benefits - Required by By-law or Policy

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 engineering infrastructure.

This site is subject to the City-wide DCL rate, which as of September 30, 2017, is \$168.13 per sq. m (\$15.62 per sq. ft.) for residential in development over 1.5 FSR and \$149.73 per sq. m (\$13.91 per sq. ft.) for commercial uses.

The applicant has requested a waiver of the DCLs 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 2,865 sq. m (30,836 sq. ft.). The total DCL that would be waived is estimated to be approximately \$481,658. Based on the proposed new commercial floor area of 434.4 sq. m (4676 sq. ft.), a DCL of approximately \$65,043 is anticipated.

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 rezoning applications involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu 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

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.

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). Staff note that if the application was received after November 29, 2017, it would have been eligible for CAC exemption under the amended policy. However, this application was received prior to November 29, 2017 and is therefore not considered for CAC exemption under the amended policy.

The public benefit achieved for this application is secured for-profit affordable rental housing. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the 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 anticipated in this instance.

Grandview-Woodland Community Plan Public Benefits Strategy — The Grandview Woodland Public Benefit Strategy (PBS) identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. To monitor and track progress towards the achievement of community amenities in accordance with the Grandview-Woodland Community Plan, a summary of public benefits and progress to date is provided in Appendix F.

See Appendix G for a summary of all 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 within the City-wide DCL district. The commercial component of the proposed project is anticipated to generate approximately \$65,043 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 \$481,658.

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 located at 2109 East Hastings Street from C-2C1 to CD-1 to permit development of a six-storey mixed-use building with commercial uses at grade and 42 secured for-profit affordable rental housing units, and conclude that the application is consistent with the *Grandview-Woodland Community Plan* policies and aspirations for this site. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context, and is supportable. If approved, the development contemplated by this application would contribute to the achievement of key affordable housing goals in this community.

The General Manager of Planning, Urban Design and Sustainability 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. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

2109 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

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

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

Uses

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

Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) 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, within a depth of 10.7 m of the front 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 and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (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 35 per cent 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 1,031 sq. m, 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 3.20.
- 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 per cent of the permitted 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, including recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 per cent of the total permitted residential 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 22.9 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; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10 per cent or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

* * * * *

2109 East Hastings Street
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 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 Yamamoto Architecture Inc. and stamped "Received City Planning Department, August 24, 2017", subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability 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, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Design development to enhance the pedestrian scale and interest on both East Hastings and Lakewood Drive by providing the following:
 - a. Reduce extent of blank walls at the street interface. Alternatively, high quality materials combined with intensive detailing can be considered.

Note to applicant: due to the sloped site condition, finished floor (corner CRU) varies from approximately 1'-0" to 5'-0" above surrounding grade which results in high blank walls.
 - b. Lower weather canopies (for the retail frontage) along Lakewood Drive.

Note to Applicant: canopy height varies from 14'-16' due to a sloping site. Stepping the canopy height to align with the sloping grade can improve weather protection and relationship to pedestrian scale.
- 2. Design development to enhance the lane interface and improve transition to the neighbouring residential front yard, by providing the following:
 - a. Setback rear exit stairs to align with exterior face of amenity room.

Note to applicant: resulting outdoor space to be revised to amenity room patio and landscaped.
 - b. Consolidate service functions and simplify volumetric expression.

- c. Provide quality and durable exterior finishes, in particular, facing the property across the lane.
- 3. Provision to contribute to public realm along East Hastings Street by adhering to SRW setbacks outlined in the Grandview-Woodland Community Plan.

Note to applicant: Building massing must not encroach into SRW.

- 4. The proposed unit mix, providing 12 studio units, 14 one-bedroom units, 14 two-bedroom units and 2 three-bedroom units, is to be included in the development permit drawings. The two and three bedroom units account for 38 per cent of the units.

Note to applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35 per cent of the dwelling units designed to be suitable for families with children.

- 5. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 6. 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

- 7. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be

submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning - Process and Requirements* (amended April 28, 2017 or later).

Landscape Design

8. Provision of an arborist report that assesses requirements for any necessary canopy or root pruning for street trees.
9. Further coordination with Park Board and the project arborist at the development permit stage to protect tree roots and careful management of any tree pruning work associated with building setback clearances and public realm improvements.
10. Provision of a fully detailed Landscape Plan.

Note to Applicant: The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

11. Provision of details and sections (1/4"=1' or 1:50) showing the growing medium, soil, building wall and proposed climbing plant system, typically cables or metal grid, to which climbing plants may be established on the walls of the building.
12. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on architectural expression, open space and public realm.
13. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

14. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: Hose bibs are requested to encourage patio gardening and hand watering in amenity decks. Any limitations to the installation of hose bibs on private decks should be brought to the attention of staff in the written response.

15. Provision of a Landscape Lighting Plan to be provided for security purposes.

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

16. Provision of an updated Stormwater Management Plan.

Note to Applicant: Only required if design development results in changes to site that alter the storm water calculations at the development permit stage.

Engineering Services

17. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
18. 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 & 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.
19. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
20. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
21. Confirmation that the existing wood pole on site (at the north east corner) can be relocated or eliminated as it blocks the parkade ramp.
22. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal

drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.

23. Please place the following statement on the landscape plan: *"This plan is "NOT FOR CONSTRUCTION" and 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 Engineering, Development Services and/or your Engineering, Building Site Inspector for details."*

Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review.

24. Design development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services (GMES). The following items are required:

- (i) Provision of design elevations on both sides of the loading bay, and the disability stall at the lane to calculate the slope and crossfall.

Note to Applicant: The slope and crossfall must not exceed 5 per cent.

- (ii) Provision minimum vertical clearance for the loading bays.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans.

- (iii) Design development to provide unfettered access to the Class B loading space.

Note to Applicant: Access to the full width of the loading space is required. Consider modifying the garbage room to achieve this.

- (iv) Provision of 'stairs free' loading access from the Class B loading space to all CRUs and note on plans.

Design development to achieve 'stairs free' loading access for the partition shown within the restaurant space and note on plans.

Note to applicant: Engineering acknowledges the submission of civil design drawings and will add it to the design review cue but it is to be noted that the approval of the rezoning does result in approval of the civil design drawings, a separate review will follow.

25. Provision of double throats for the Class B loading space as shown.

Note to Applicant: The width of the lane is reduced to 4.2m at Templeton Drive. Through the Development Permit review process, staff is willing to consider a reduced 2nd loading bay throat.

26. Design development to provide Class B loading access to the residential elevator core.

Note to Applicant: The bicycle facility on Lakewood Dr will remove parking or stopping on the east side of the street.

27. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

28. Provision of an improved plan showing 6 Class B bicycle spaces on private property.

Note to Applicant: Locate the bike rack in close proximity to the lobby entrance with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line.

29. Design development to provide generous and continuous weather protection on E Hastings St frontage.

Green Infrastructure

30. Clarification of the stormwater management plan is required such that a final agreed upon plan is accepted, including any legal arrangement necessary to ensure the ongoing operation of plan requirements.

31. Staff are seeking clarification on a number of points in the detailed calculations for the stormwater management facility design:

- (i) The objective for the first 24mm per day is stated as being 'capture'. The intent of the policy is to deal with the 1st 24mm through infiltration or reuse at source, this would include detain for reuse.
- (ii) Please confirm the area calculations for the tree planters, soft landscaping and pervious paving used in the details calculations, they appear incorrect.
- (iii) There is double accounting in the available storage in growing medium. The area for the tree planters has also been included in the area calculation for 450mm depth.
- (iv) The permeable pavers must have a base of CLEAR crushed gravel. The void ratio of clear crushed gravel is typically 0.35, not 0.2.

- (v) The summary compares 'capture capacity' of the softscape and pervious pavers against the overall 24mm capture target. The summary should use the 24 mm rainfall figure for both softscape and pervious pavers against the 24 mm capture target. Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious without runoff being directed towards the absorbent areas.
- 32. Where infiltration is not feasible due to zero lot line development or geotechnical conditions, the 24 mm infiltration goal can be achieved through retention. Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
- 33. Detention tanks shall be considered only where alternative approaches to rainwater retention prove unacceptable. Where detention tanks are to be proposed they shall store water for alternative uses on site. Detention tanks are not considered to form part of the treatment chain of the first 24 mm if the rainwater captured is not for reuse.
- 34. The second 24 mm of rainfall must be cleaned before entering the detention tank. The detention tank as shown is not considered to be designed for water quality treatment.
- 35. As the project moves to development permit, provide a revised Rainwater Management Plan (RMP), that details how the rainwater management system meets the IRMP requirements.

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

Affordable Housing

- 36. 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, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 15 and 16, Both Except (A) the North 10 Feet and (B) Part in Explanatory Plan 7029, Block 40, District Lot 184, Plan 178 to create a single parcel.
2. Release of Easement & Indemnity Agreement 470769M (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.

3. Provision of a Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the south property line to give an overall distance of 5.5 metres (18 ft.) from the existing back of curb. The SRW is to be free of any encumbrance such as structure, stairs, door-swings, planters and benches at-grade but the SRW agreement will accommodate underground parking Levels P1 & P2 and minor portions of building levels 2 to the roof within the SRW area.

Note to Applicant: The face of the brick columns, door-swings (no more than 1'-0" over the SRW line) and portable planters are shown within the SRW area and must be removed.

4. Provision of a shared use loading agreement between commercial and residential uses for the Class B loading space.

Note to Applicant: The parking on the east side of Lakewood Drive will be removed and will not be available for residential loading activity.

5. Provision of a Services Agreement to detail the on 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 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 based on the Fire Underwriters Survey document water supply for public protection 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 per cent of any water system upgrading that may be required.

- (ii) 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 per cent of any sewer system upgrading that may be required.
- (iii) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (iv) Provision of 1.53 m (5'-0") exposed aggregate front boulevard, 0.31m (1'-0") hardscape building strip, and light broom finish saw cut concrete sidewalk between the front boulevard and building strip on E Hastings St frontage.
- (v) Provision of a 2.5 m wide raised protected bike lane adjacent to Lakewood Dr frontage, with 1.53 m (5'-0") sod grass front boulevard with trees, 1.83 m (6'-0") light broom finish saw cut concrete sidewalk, and landscaped back boulevard to property line including adjustments to all existing infrastructure to allow for the installation of the bike facility. City to provide geometric design for construction.
- (vi) Provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry located north of Hastings Street on the east side of Lakewood Drive as per City standard.
- (vii) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.

- (viii) Provision of signal modifications including countdown timers, LED intersection lighting and an accessible pedestrian signal at the intersection of E Hastings Street and Lakewood Drive.
- 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Affordable Housing

- 7. 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 and Section 219 Covenant securing all residential units as for-profit affordable housing units for the longer of 60 years and 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) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to development permit issuance.
 - (v) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-by-law:

Unit Type	2109 East Hastings Street Proposed Average Starting Rents
Studio units	\$1,496
1-bedroom	\$1,730
2-bedroom	\$2,505
3-bedroom	\$3,365

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture and Community Services (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 Section 3.1B(c) of the Vancouver Development Cost Levy By-law.
- (vii) Such other terms and conditions as the General Manager of Arts, Culture and Community Services (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 Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Environmental Contamination

10. As 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 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.

* * * * *

**2109 East Hastings Street
DRAFT CONSEQUENTIAL AMENDMENTS**

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

SIGN BY-LAW NO. 11879

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

"2109 East Hastings Street [CD-1 (#)] [By-law #] C-2C1"

NOISE CONTROL BY-LAW NO. 6555

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

"[CD-1 (#)] [By-law #] 2109 East Hastings Street"

* * * * *

2109 East Hastings Street
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel reviewed the application and supported it with recommendations on November 15, 2017.

EVALUATION: SUPPORT with RECOMMENDATIONS.

Introduction: Rezoning Planner, Racheal Harrison, introduced the project as a proposal under the Grandview-Woodland Plan (6.2.3) for a six-storey (75 ft.) mixed-use development with commercial on the ground floor and 42 for-profit affordable rental units above and 38 per cent of family units. The proposed density is 3.20 FSR, which is the maximum density allowed under the GW Plan. There will be a total of 48 parking spaces, accessed from the lane.

The site is located at the NE corner of Hastings and Lakewood Dr (2 blks east of Victoria). The site is Located within the Grandview-Woodland Community Plan policy area, specifically the Hastings Hilltop subarea. The Site is currently zoned C-2C1. The Site is 100 ft (Hastings) and 112 Ft (Lakewood). The Site is currently a Dairy Queen restaurant with surface parking

On Hastings (in these blocks) all zoned C-2C1, under the existing zoning allows for four storeys. There is an empty lot across Lakewood. To the North: RM-3A zoning, mostly low-rise multi-family dwellings as well as a cluster of character houses directly across the lane (3 houses are identified under the Vancouver Heritage Register as class B). There is approximately a 10 ft. grade change from SE down to NW

The Grandview-Woodland Plan allow for all sites on Hastings to be rezoned to six storeys as long as they contain 100 per cent secured rental units. Behind the lane, the plan allows for the RM-3A sites to also be rezoned up to six storeys, again, as long as they contain 100 per cent secured rental units. The character streetscapes cluster (8 houses in total), identified in the GW Plan, are ineligible from the six-storey rezoning policy. The only likely potential redevelopment would be infill, under an HRA.

Development Planner, Susan Chang, introduced the project as a proposal located in Hasting Hilltop area of the Plan, on the north side which allows up to six storeys to 3.20 FSR. A front setback is required to achieve a minimum 5.5 m wide sidewalk. Setback expectations are the following; upper floors above first storey commercial should be setback 30' at the rear and shoulder setbacks above four storeys to transition in scale with the existing 2-C1 base zoning.

This is a 2 lot assembly resulting in a site size of 99'x112'. There is a crossfall from southeast to northwest corners by approximately 10.5'. The proposal is providing the upper level setbacks with a corner element. The structural frame is expressed on the exterior with open to below areas and inset balconies. Given the context of the character homes (excluded from the RM rezoning policy), additional drawings have been provided to outline the base zone containment angle and shadow studies. Residential entry is off Lakewood with an amenity room next door.

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

- 1.) Please provide commentary on the overall massing in particular corner expression, and massing on the north side with consideration to the character streetscape across the lane.
- 2.) Is the lane interface with the neighboring residential properties successful?

Applicant's Introductory Comments: The massing approach was to provide an 8 foot setback on the upper levels and introduce a 6 storey building on the corner. This site has a stepping street wall due to the slope and future implementations of setbacks on this site. The applicants noted the 6th storey building would be a good way to book end the block.

The goal was to keep the form as simple as possible, as stacked as possible. This approach lends itself to the exposed elements on Hastings Street. The element is quite pronounced which established a street wall with a nice deep brick pier that engages the building. The residential lobby has a screen wall that terminates the building a bit on the southwest corner. This allows the lobby entry to have breathing space and takes away volume and bulk from the northwest corner to provide maximum solar exposure into the single family homes.

The materiality approach was to look at the industrial character of the neighbourhood and bring that character detail through the building.

The amenity area is located at grade with direct access to the outdoor amenity area located close to the lobby. This allows for both amenities areas to appear as one shared space. The lane has incorporated exit stairs and back of house recycling and garbage areas. As the project progresses the applicants are looking at ways to further lower this area to provide trees and planting at a decent scale. There is also a bike lane running along the frontage.

With the landscape there was an emphasis on the lane side to provide a level of privacy and transition to the residences. There will be a couple of saved trees on Lakewood. This project falls under the new rezoning policy requiring compliance of the energy tedi and eui numbers. The buildings floor area to wall area ratio is at 59 per cent, which is over the 50 per cent target, and window to wall ratio is 33 per cent. The applicants stated they are comfortable meeting the targets.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Van Halm and was the decision of the Urban Design Panel:

THAT the Panel Support the project with the following recommendations:

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

Reconsider the lane and how it addresses the adjacent house;
Reconsider the corner of the lane with the exit stairs and amenity space and make a more successful order;
Reconsider the fabric opening into the parking garage;

Pay attention to a fine grain texture and detail for the streetscape on Hastings.

- **Related Commentary:** There was an overall support for the massing and form of this project. The building was said to be simple and attractive and the corner was appropriately expressed. The panel was glad to see brick in this neighborhood.

The panel's main concern was regarding the lane elevation and suggested a rethink of the whole rear elevation and elements of the lane. Concerns included the heritage single family building across the lane is siding onto the lane with its largest windows facing in. The way the exit stair and volume shaped the amenity space and having the exhaust shaft located right beside resulted in the amenity space appearing skimpy. Suggestions included pushing the stair to the ground to come out at grade and moving the exhaust shaft to an accessible stall to create room for a bigger and wider amenity patio. A panel member suggested introducing some windows or lighting to the exit stairs to soften the elements and not just appear as a blank wall.

Additional considerations included reducing the concrete wall in the alleyway on the west elevation. Rethinking the fabric awning, and paying more attention to the main residential entrance. Also the panel suggested more of the fine grain detail that the neighborhood is known for. Along Hastings Street a panel member suggested looking at more depth and texture between the glazing and the base to create more details on the streetscape.

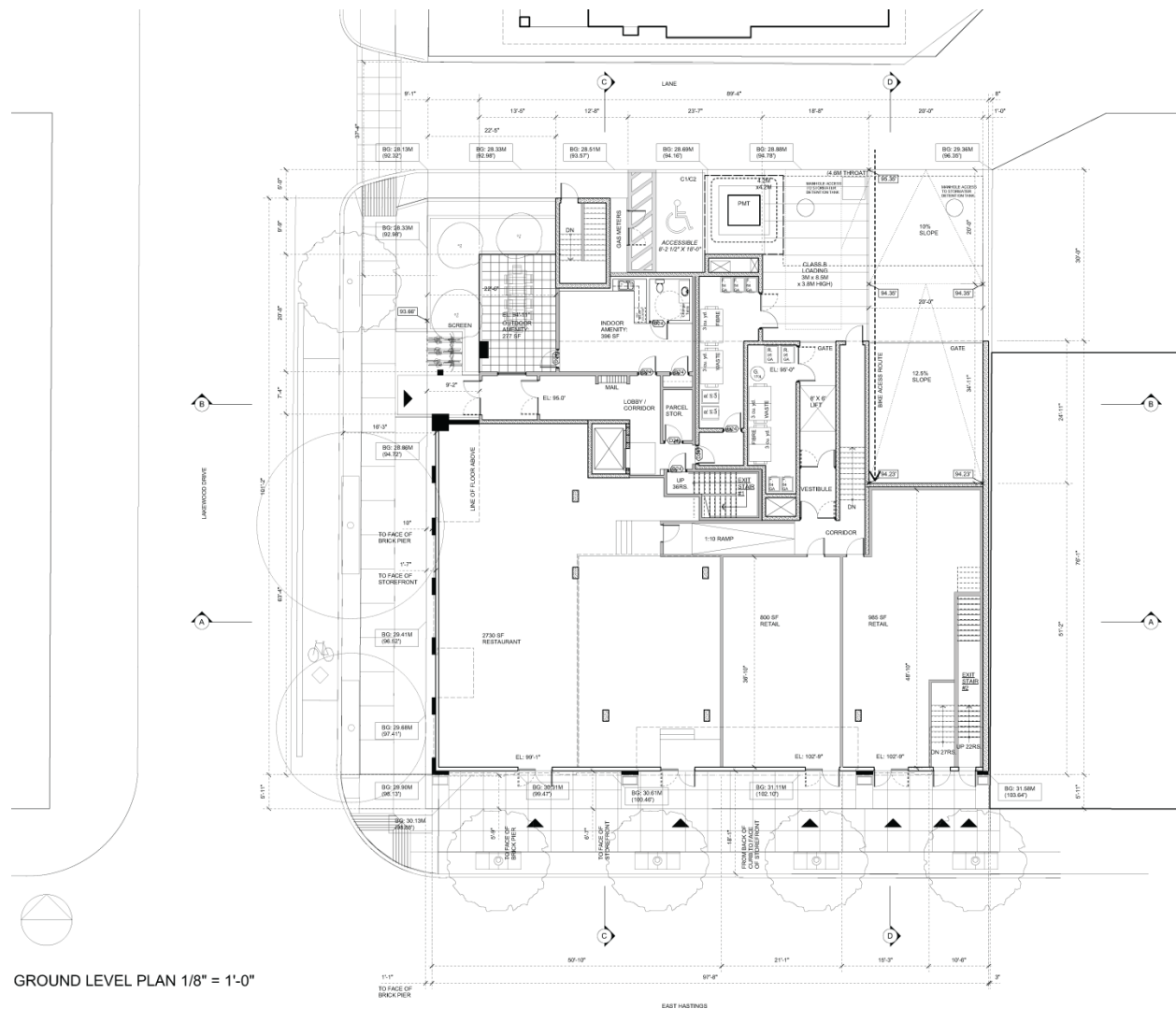
- **Applicant's Response:** Thanked the panel for their comments

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2109 East Hastings Street FORM OF DEVELOPMENT

For a complete set of application drawings visit:
<http://rezoning.vancouver.ca/applications/2109ehastings/>

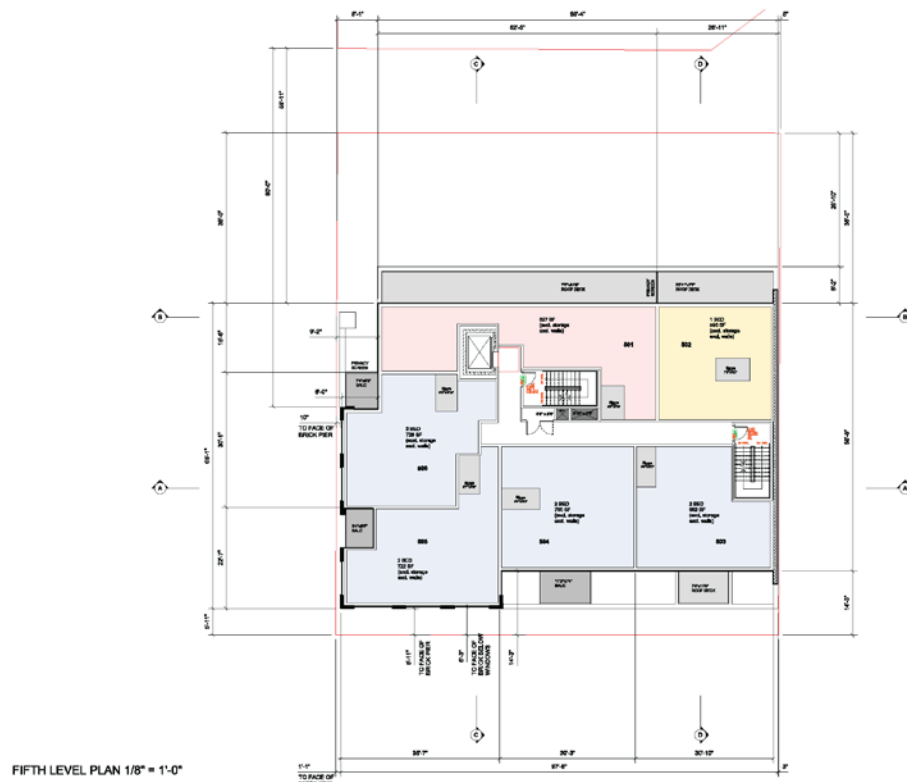
Site Plan



Third/Fourth Storey Floor Plan



Fifth/Sixth Storey Floor Plan



West (Lakewood Drive) Elevation

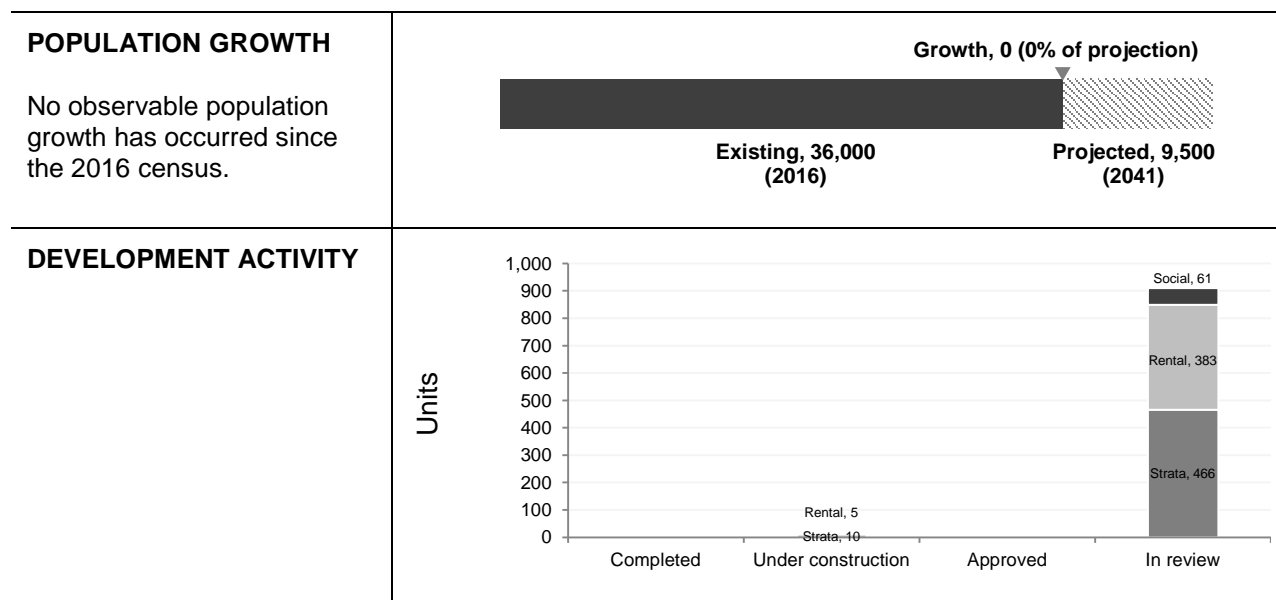


North (Lane) Elevation



2109 East Hastings Street GRANDVIEW-WOODLAND COMMUNITY PLAN IMPLEMENTATION TRACKING

Updated Q1 2018



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Benefits	% PBS Achieved
Housing	<ul style="list-style-type: none"> 1,400 non-market units 1,400 secured market rental units 	0%
Childcare	<ul style="list-style-type: none"> Approx. 270 spaces for children aged 0-4 Approx. 180 spaces for children aged 5-12 	0%
Transportation/ Public Realm	<ul style="list-style-type: none"> Safety improvements for all modes with a focus on vulnerable road users and complete street designs Upgrades and additions to cycling network Street network and signal upgrades New and enhanced plazas as part of redevelopment of key sites 	0%
Culture	<ul style="list-style-type: none"> 23,000 sq. ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers Seek 18,000 sq. ft. of non-profit creation/production studios 	0%
Civic/Community	<ul style="list-style-type: none"> Britannia Community Centre renewal and expansion Fire Hall #9 renewal Community Policing Centre lease renewal 	0%
Heritage	<ul style="list-style-type: none"> 5% of cash CAC revenues to be allocated to heritage 	0%
Social Facilities	<ul style="list-style-type: none"> Kettle redevelopment (including non-market and supportive housing) Aboriginal Mother Centre Society renewal and expansion Kiawassa Neighbourhood House renewal and expansion Urban Native Youth Association development 	0%
Parks	<ul style="list-style-type: none"> Renewal and improvement of eight (8) parks Synthetic turf to replace existing field (location TBD) Upgrade one track facility (location TBD) 	0%

2109 East Hastings Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey mixed-use building with commercial uses at grade and 42 secured for-profit market rental dwelling units.

Public Benefit Summary:

The proposal would provide 42 dwelling units secured as market rental housing for the life of the building or 60 years, whichever is greater.

	Current Zoning	Proposed Zoning
Zoning District	C-2C1	CD-1
FSR (site area = 1,031 sq. m (11,097.6 sq. ft.))	3.00	3.20
Floor Area (sq. ft.)	33,292.8	35,973
Land Use	Commercial and Residential	Commercial and Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	\$510,544	\$65,043
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$510,544	\$65,043

Other Benefits (non-quantified):

42 units of market rental housing secured for the longer of the life of the building or 60 years.

* 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: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

**2109 East Hastings Street
APPLICATION, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	2109 East Hastings Street
Legal Descriptions	Lots 15 and 16, Block 40, District Lot 184, Plan VAP178; PIDs 014-014-904 and 014-014-921, respectively
Applicant/Developer	Mosaic Avenue Developments Ltd.
Architect	Yamamoto Architecture Inc.
Property Owners	Mosaic Hastings and Lakewood Holdings Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	C-2C1	CD-1
SITE AREA	1,031 sq. m (11,097.6 sq. ft.)	1,031 sq. m (11,097.6 sq. ft.)
USES	Commercial and Residential	Commercial and Residential
FLOOR AREA	3,093 sq. m (33,292.8 sq. ft.)	3,342 sq. m (35,973 sq. ft.)
FLOOR SPACE RATIO (FSR)	3.00 FSR	3.20 FSR
HEIGHT	13.8 m (45.3 ft.)	22.9 m (75.1 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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