

Report Date: October 30, 2018
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RTS No.: 12797
VanRIMS No.: 08-2000-20
Meeting Date: November 13, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 3532 East Hastings Street

RECOMMENDATION

- A. THAT the application, by Gair Williamson Architects on behalf of 1077750 B.C. Ltd., to rezone 3532 East Hastings Street [*Lots 6 and 7, Both Except Part in Plan 4299, Block 62 Town Of Hastings Suburban Lands Plan 2269; PIDs: 013-325-043 and 013-325-078 respectively*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.00 to 3.97 and the building height from 13.80 m (45.30 ft.) to 22.01 m (72.22 ft.) to permit the development of a six-storey mixed-use building with commercial at grade and 34 for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Gair Williamson Architects, received November 17, 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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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 the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of 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 by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By law.

- 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 3532 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 at grade and 34 secured for-profit affordable rental housing units, over one level of underground parking. A height of 22.01 m (72.22 ft.) and an FSR of 3.97 are proposed.

Staff have assessed the application and conclude that it meets the intent of the *Secured Market Rental Housing Policy*. The application is also consistent with the Development Cost Levy (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 34 for-profit affordable rental housing units towards achieving the City’s affordable housing goals as identified in the *Housing Vancouver Strategy*. Staff recommends 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, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Secured Market Rental Housing Policy (2012)
- Housing Vancouver Strategy (2017)
- Rental Incentive Guidelines (2012, amended 2018)
- C-2C1 District Schedule
- C-2B, C-2C and C-2C1 Guidelines (1987, last amended 2015)
- Hastings-Sunrise Community Vision (2004)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezoning (2010, last amended February 7, 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2018)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2018)
- Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2018)

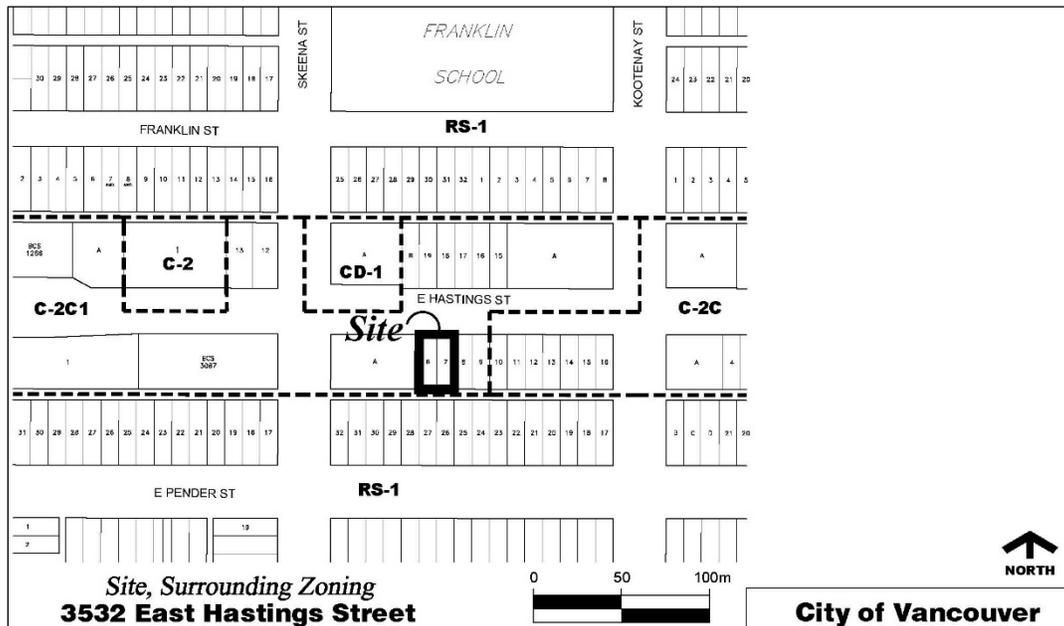
REPORT

Background/Context

1. Site and Context

This 626.5 sq. m (6,744 sq. ft.) site is on the south side of East Hastings Street, between Skeena Street and Kootenay Street (see Figure 1). The site contains two legal parcels with a frontage of 20.1 m (66.02 ft.) along Hastings Street, and a depth of 31.14 m (102.15 ft.).

Figure 1: Site and Surrounding Zoning



East Hastings Street is a primary arterial street and part of the Metro Vancouver’s frequent transit network. The site is well served by regular transit and is currently developed with a two-storey mixed-use building, with surface parking at the rear.

The site is located in the Hastings-Sunrise Community Vision area. The surrounding context includes a mix of C-2C1, C-2C, RS-1 and CD-1 zoning. Across the street to the northwest of the site, on the northeast corner of East Hastings Street and Skeena Street, CD-1 (610) has been approved under the *Secured Market Rental Housing Policy*, commonly known as Rental 100, for a six-storey development with 87 units, built to Passive House standards, which recently completed construction.

2. Policy Context

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

Secured Market Rental Housing Policy – This application has come in under the *Secured Market Rental Housing Policy* (approved by Council in May 2012), commonly known as the Rental 100 policy, which provides incentives for new developments where 100% of the residential floor space provided is non-stratified rental housing. The rental units are secured by a housing agreement for the longer of 60 years or the life of the building.

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. These incentives include additional floor area subject to urban design review, parking relaxations, a Development Cost Levy (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. For sites zoned C-2C1, the guidelines provide consideration of heights up to six storeys with a commensurate achievable density.

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 and maximum average rents by unit type for the project. Current rental rates and unit sizes are outlined in the *Rental Incentive Guidelines* and are updated on an annual basis.

Strategic Analysis

1. Proposal

In accordance with the Rental 100 policy, this application proposes a six-storey mixed-use building with commercial uses at grade and 34 for-profit affordable rental housing units above, over one level of underground parking (see Figure 2). The proposed building height is 22.01 m (72.22 ft.) and the proposed density is 3.97 FSR.

Figure 2: View of the Proposed Development from East Hastings Street



2. Land Use

This site located at 3532 East Hastings Street is zoned C-2C1 (Commercial) District. The intent of the C-2C1 District Schedule and Design Guidelines is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, while increasing the residential component and limiting office use. Building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity is emphasized.

This proposal includes commercial and residential land uses and is consistent with the Rental 100 policy and the intent of the C-2C1 District. A total of 191.75 sq. m (2,064.0 sq. ft.) of commercial floor space is proposed at grade.

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. The Rental 100 policy and accompanying *Rental Incentive Guidelines* allow consideration of rental buildings up to six storeys at this location with commensurate achievable density for projects where 100% of the residential floor space is secured rental housing.

This application meets the requirement of the policy by proposing 100% of the residential floor area as for-profit affordable rental housing. The proposal would deliver 34 for-profit affordable rental housing units in the form of studio, two-bedroom and three- bedroom units. This application would deliver approximately 12 family units (35%) with two- or three-bedrooms (7 two-bedroom and 5 three-bedroom units), thereby meeting the *Family Room: Housing Mix Policy for Rezoning Projects*.

All 34 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, which will preclude the stratification and/or separate sale of individual units. The addition of 34 new secured for-profit affordable rental housing units to the City's inventory of market rental housing contributes toward the *Housing Vancouver* targets (see Figure 3). Conditions related to securing the units are contained in Appendix B.

Figure 3: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of September 30, 2018

Housing Type	10-YEAR TARGETS	CURRENT PROJECTS
		Units Approved Towards Targets*
Secured Market Rental Housing Units	20,000	1,839

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 the rezoning application.

Vancouver has one of the lowest vacancy rates in Canada. In fall 2017, the vacancy rate in the City was 0.9%. That means only 9 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3.0% is considered to be a balanced rental market. The vacancy rate in the Hastings-Sunrise neighbourhood was also very low at 0.4%.

The applicant has requested and qualifies for a waiver of DCL fees for the residential floor area in exchange for meeting maximum average rental rates and unit sizes (see Appendix F). The applicant has estimated the rental rates for each unit type. Figure 4 compares these proposed rents to average rents in newer buildings in the east area of Vancouver. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to home ownership, particularly for the larger units.

Figure 4: Comparable Average Market Rents and Home-ownership Costs (Eastside)

	3532 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
2-bdrm	\$2,505	\$2,284	\$2,505	\$3,817
3-bdrm	\$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 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 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 in the DCL By-law.

Existing Rental Accommodation and Tenant Relocation

If Council approves this application, the eight rental units existing on the subject site would be replaced with an estimated 34 total new rental units, providing 26 net new units.

The *Tenant Relocation and Protection Policy and Guidelines* apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan (TRP) which meets the requirements under the *Tenant Relocation and Protection Policy and Guidelines*. The TRP is summarized in Appendix D.

The existing building at 3532 East Hastings Street consists of a studio (renting for \$650 per month), four one-bedroom units (at \$600-\$700 per month) and three two-bedroom units (at \$750-\$850 per month). The average rent for the units in the existing building is approximately \$706 per month (see Figure 5). Based on tenancy start dates provided, all eight of the existing tenants would qualify for the additional provisions under the *Tenant Relocation and Protection Policy and Guidelines*. Of the eight tenanted units, the average length of tenancy indicated at the application date was 2.3 years. One tenant had been in the unit for over 5 years.

Figure 5: Summary of Existing Units and Tenant Rents at 3532 East Hastings Street

Unit Type	Number of Units	Average Monthly Rent
Studio	1	\$650
One Bedroom	4	\$650
Two Bedroom	3	\$800
Total Number of Existing Rental Units	8	
Average Monthly Rent of Existing Rental Tenants		\$706

The applicant has provided a Tenant Relocation Plan, which meets the requirements under the *Tenant Relocation and Protection Policy and Guidelines*. Under this policy, eligible tenants receive a minimum of two months free rent or more, based on length of tenancy, flat-rate payment towards moving costs, and assistance finding alternative accommodation (including one option within the neighbourhood). Eligible tenants who choose to do so can exercise a First Right of Refusal to return to one of the replacement units in the rental portion of the new building, at 20% below market rates. The Tenant Relocation Plan is summarized in Appendix D.

A final Tenant Relocation Report will be required prior to issuance of the occupancy permit.

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

While the Rental 100 policy allows for increased height and density, performance objectives of the C-2C1 District Schedule and Guidelines inform the urban design response. The proposed density of 3.97 FSR is a modest increase from the permitted 3.0 FSR under the existing C-2C1 District Schedule and the proposed six-storey height is consistent with policy. The proposed form of development is considered to be in keeping with the land use intent for the area.

Figure 6: Proposed Development Looking Northeast at Lane Interface



The upper storey of the building has been stepped back to be more compatible with the neighbouring context. Setbacks at the rear are consistent with the C-2C1 Design Guidelines. Shadow impacts, based on the shadow studies provided, are minimal to the properties across Hastings Street to the north. Commercial space is proposed at grade, with an amenity room located on the first storey and outdoor amenity space on the sixth storey.

Due to an approximate 3.0 m drop in elevation from the front property line to the rear property line, the rear elevation is visually read as a seven-storey building (see Figure 6). However, the top storey facing north has been set back in order to minimize the apparent building mass as seen from the rear.

The Urban Design Panel reviewed and supported this application on March 7, 2018 (see Appendix D). Staff are supportive of the application subject to the conditions outlined in Appendix B. Staff have recommended design conditions to: improve the outdoor amenity area; to reduce possible overlook onto neighbouring properties located due south; to maximize the usability of the balconies serving two- and three-bedroom units; and to improve the architectural expression of the rear elevation. The proposal will undergo further design development during the development permit review process.

4. Transportation and Parking

The proposal includes one Class B loading space, 43 Class A bicycle spaces, eight Class B bicycle spaces, and 22 vehicle parking spaces (including two car share parking spaces which are considered equivalent to five vehicle parking spaces under the current Parking By-law). The proposal meets the current requirements of the Parking By-law, except that only one car share space is permitted at this time for a development of this size (34 units). However, additional

opportunities for parking reductions may be pursued under the updated Parking By-law requirements. Changes to the Parking By-law were approved by Council on July 25, 2018. Development permit applications received after January 1, 2019 will be subject to new requirements for vehicle parking, bicycle parking, pick-up-drop-off spaces, and transportation demand management.

The site is well served by transit. Frequent bus service is available on East Hastings Street and the Kootenay bus loop is less than two blocks to the east.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

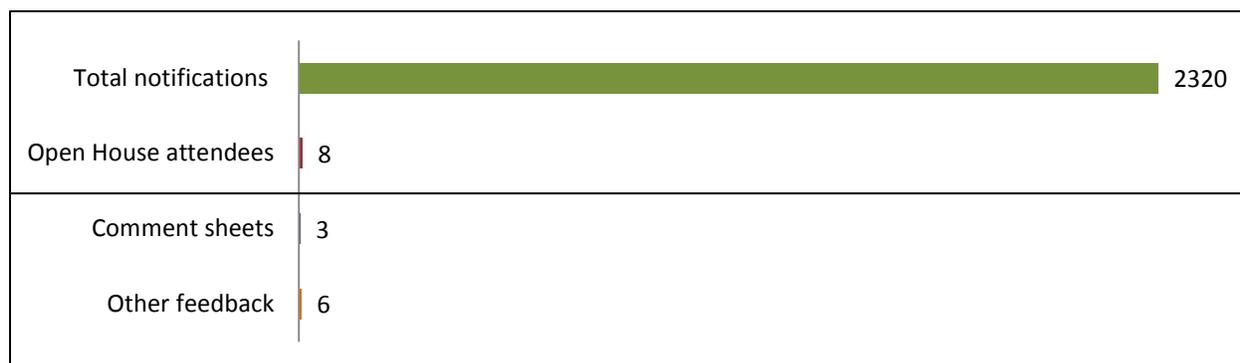
The applicant has opted to meet the low emissions green buildings conditions within the policy. These high standards of energy efficient design are intended to provide residents with a comfortable living environment and reduced energy costs, resulting in long-term cost saving and affordability.

Public Input

Public Notification – A rezoning information sign was installed on the site on January 31, 2018. Approximately 2,320 notification letters were distributed within the neighbouring area on or about January 31, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (Vancouver.ca/rezapps).

Community Open House – A community open house was held on February 13, 2018 at the Hastings Community Centre, located at 3096 East Hastings Street. Staff, the applicant team, and a total of eight people attended the open house. As of September 2018, nine public responses to this proposal have been submitted to the City as follows (see Figure 7):

Figure 7: Notification and Public Response

Total notifications		2320
Open House attendees	8	
Comment sheets	3	
Other feedback	6	

A summary of the key themes from the public feedback is provided below. A more detailed overview of public comments on this application is provided in Appendix D.

Support for the proposal cited the following:

- The provision of rental housing
- Sufficient level of parking
- Appropriate building height
- Supportive of building design

Concerns expressed by respondents included the following:

- Potential commercial tenants, with specific concerns related to the possibility of these units being used for marijuana retail
- Unit sizes
- Light reflection
- Loss of privacy
- Unit mix

Response to Public Comments – Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

Housing

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 from a minimum of 25% to 35%. The application will meet this policy.

Form of Development

Staff have recommended design conditions in Appendix B to reduce possible overlook onto neighbouring properties located due south.

Public Benefits

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

Required Public Benefits

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 191.75 sq. m (2,064.0 sq. ft.) of commercial floor area and 2,294.80 sq. m (24,701.0 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$613,806 would be anticipated from this development.

In accordance with the provisions of Section 3.1A of the Vancouver DCL By-law, the applicant has requested a waiver of the DCLs attributed to the residential floor area as for-profit affordable rental housing. Based on rates in effect as of September 30, 2018, the value of the total DCL waiver is approximately \$573,310, resulting in approximately \$40,496 of DCLs anticipated from the commercial component of the project. A review of how the application meets the waiver criteria is provided in Appendix F.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. 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.

Offered Public Benefits

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. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The *Community Amenity Contributions - Through Rezonings* policy provides an exemption for routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy* and *Rental Incentive Guidelines*. Staff notes that the application is eligible for this CAC exemption. The public benefit achieved for this application is 34 secured for-profit affordable rental housing units.

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

Financial Implications

The site is subject to both the City-wide DCL and City-wide Utilities DCL; however, the secured market rental portion of the proposed project is expected to qualify for a DCL waiver with an estimate value of \$573,310. It is anticipated that the commercial component of the project will generate approximately \$40,496 in DCLs.

No additional CAC or public art contribution is expected.

The 34 unit 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 3532 East Hastings Street from C-2C1 to CD-1 to permit development of 34 for-profit affordable rental housing units, and conclude the application is consistent with the objectives of the *Secured Market Rental Housing Policy*. The application qualifies for incentives provided to for-profit affordable rental housing, including additional height and density, a DCL waiver, and a parking reduction. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals of the City.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown 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.

* * * * *

**3532 East Hastings Street
DRAFT BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 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.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 - (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; Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, 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 3.

Conditions of Use

- 4.1 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.
- 4.2 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.
- 4.3 The design and layout of at least 35% 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

- 5.1 Computation of floor space ratio must assume that the site consists of 626.54 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.97.
- 5.3 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.

- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks 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 permitted 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 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.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 22.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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 6.1 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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 2.1 m.

7.5 An obstruction referred to in section 7.2 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 ().

7.6 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% of less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered 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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

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**3532 East Hastings Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Gair Williamson Architects, received November 17, 2017, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1. Design development to improve livability and common amenities as follows:
 - (a) Expanding the outdoor amenity area located on level 6, to within 4 ft. of the perimeter of the building floorplate, all with a contiguous floor elevation.

Note to Applicant: This will require lowering the ceiling height of Units 503 and 504 to match the ceiling heights of Units 501 and 502.
 - (b) Providing some rain and sun protection to a portion of the outdoor amenity space on level 6;
 - (c) Providing programmed areas of various activities, including urban agriculture, barbequing, sitting in small groups; dining in larger groups;
 - (d) Design development to maximize useability of the balconies that are located adjacent to the main living space of all 2- and 3-bedroom units, by providing a minimum clear depth of 6 ft.
2. Design development to the south-facing elevation to reflect the same level of high quality cladding materials shown on the north-facing elevation, by replacing the proposed cementitious panel to brick.
3. Design development to reduce overlook onto the properties located due south, by providing a continuous area of soft landscaping, to act as visual screening, along the south perimeter adjacent to the outdoor amenity space.
4. Design development of the exposed west-facing party wall to be carefully designed emphasizing quality materials, textures, articulation, or colour.

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:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcoves and vandalism, such as graffiti.

Landscape Design

7. Design development to improve opportunities for social interaction and functionality by increasing size and expanding programming of common outdoor amenity area, without reducing landscape buffer fronting lane (see also Urban Design condition #1).

Note to Applicant: Expanded uses should include children's play, urban agriculture plots, and passive seating areas.

8. Design development to provide some areas on grade, free of underground parkade, where new larger trees can be established for a more viable and higher quality landscape.

Note to Applicant: It is understood that this may require revisions to the building footprint and/or parkade.

9. Design development to ensure and confirm the retention in place of the existing retaining wall along the west property line, in order to protect the adjacent property trees with undisturbed grades and root zones.
10. Design development to locate, integrate, and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
11. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:
 - (a) Consideration for intensive/extensive green roof and related amenity programming; and
 - (b) Lower the slab in the courtyard area below the planters, to the greatest extent practicable.

Note to applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the

structural plan. Soil depths should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m) to maximize contiguous soil volumes.

12. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting to the rooftop areas, where possible;
- (d) Consider linear infiltration bio-swales along property lines;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible);
- (g) Use grading methods to direct water to soil and storage areas;

Note to applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

13. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to applicant: The sustainable summary water balance calculations that assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

14. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

15. Coordination between arborist report and plans to clarify tree retention/removals.

16. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to applicant: The plans should be at a minimum 1/8": 1 ft. scale. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment

(to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

18. Provision of a "Tree Management Plan".

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

19. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

20. Coordination for the provision of new street trees adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."*

21. 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: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

22. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

23. Provision of an outdoor Lighting Plan.

Sustainability

24. 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).

Engineering Services

25. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law. Please refer to the Parking and Loading Design Guidelines at the following link: <http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>
26. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
27. 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.
28. 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.
29. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
30. Design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances are required.

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- (a) Crossfall of the parkade drive aisle is to not exceed 5%.
 - (b) The slope of the loading bay and disability spaces must not exceed 5%.
31. Section drawings are required showing elevations, and vertical clearances for the main ramp, security gates including mechanical projections, and loading bays. The minimum vertical clearance should be noted on plans.
- (a) 2.3m of vertical clearance is required for access and maneuvering to all disability spaces.
 - (b) 3.8m of vertical clearance is required for Class B loading spaces and maneuvering.
32. Provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside. The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required. If elevator use is required, note elevator dimensions on plans.
- (a) Minimum door width required: 1067 mm (3'6").
 - (b) Minimum interior dimensions required: 2051mm x 1683mm (6'8 3/4" x 5'6 1/4").
33. Dimension all columns and provide additional column dimensions on plans to confirm depth of encroachment into parking space. Column encroachments into parking spaces are not to exceed 0.15m (6").
34. Provide a 6.6m (21.66') maneuvering aisle width or provide 2.74m (9') stall widths.
- Note to Applicant: See spaces C-3, C-4, C-5, and C-6.
35. Provision of minimum 20' drive aisle at gate.
36. Design development to improve parking layout to eliminate parallel parking space.
37. Improved wheelchair access from handicapped parking spaces to the elevators is required.
38. All Class A bicycle spaces must be located on the P1 parking level or at grade. Alternatively, a dedicated bicycle elevator may be provided, or the interior of the residential elevator cabin must be a minimum of 2051 mm by 1683 mm in size and have durable finishings, and the route from the bicycle rooms to reach the outside must be included on the plans.
39. Provide automatic door openers on all doors leading to and providing access to the bicycle room(s).
40. Design development to provide generous and continuous weather protection along East Hastings Street frontage.
41. Green infrastructure submission requirements for development permit stage must include the following elements:
- (a) Pre-development site plan showing orthophoto and existing drainage areas and appurtenances;

- (b) A proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas.
- (c) Geotechnical study that evaluates the potential and risks for onsite rainwater infiltration.
 - i. Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - ii. Soil stratigraphy;
 - iii. Depth to bedrock and seasonally high groundwater; and
 - iv. Assessment of infiltration risks such as slope stability and soil contamination.
- (d) Hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy.
- (e) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report.
- (f) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets.
- (g) The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps.
- (h) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

Note to applicant: 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.*

Affordable Housing

42. That the proposed unit mix, 65% studio, 20% 2-bedroom and 15% 3-bedroom units, be included in the Development Permit drawings.

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% of the dwelling units designed to be suitable for families with children.

43. The development is to comply with the High-Density Housing for Families with Children Guidelines, and include a kitchenette and accessible washroom in the indoor common amenity rooms.

Note to applicant: The outdoor amenity area should be designed to accommodate a range of children's play activities.

44. Provision of the completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the

type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.

Note to Applicant: An updated list of tenants must be submitted with your development permit application.

45. Provision of a Tenant Relocation Plan as per Section 2.1 of the Tenant Relocation and Protection Policy.
46. Provision of a notarized declaration to be submitted prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
47. Provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
48. Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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 General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 6 and 7, Both Except Part in Plan 4299, Block 62, THSL, Plan 2269 to create a single parcel.
2. 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 north property line to give an overall distance of 5.5 m (18 ft.) from the back of the existing City curb. The SRW is to be free of any encumbrance such as structure, stairs, door-swings and benches at-grade but the SRW agreement will accommodate underground parking Level P1 and the balconies on building Levels 3 and 4 within the SRW area.
3. Clarification is required of the nature of Easement & Indemnity Agreements 118674M & 217923M and what if any effect they have on the proposed development.

4. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 2 Shared Vehicle(s) and the provision and maintenance of 2 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (a) Provide 2 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - (b) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - (c) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - (d) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - (e) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
 - (f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
 - (g) Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: At 34 market rental units, this application is eligible for 1 car share space to be substituted for vehicle parking spaces at a 1:5 ratio, as per bylaw 3.2.2c. Any additional car share spaces are counted towards the vehicle parking supply at a 1:1 ratio. Shared vehicle spaces are required to be a minimum width of 2.9m.

5. Provision of a shared use agreement to the satisfaction of the GMES for the Class B loading space between the retail and residential uses and label the space as 'Residential and Commercial Loading'.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential vs. commercial units.

6. Provision of a natural watercourse agreement. Records indicate a natural watercourse is adjacent this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.
7. 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.

- a) Provision of adequate water service to meet the fire flow demands of the project. Based on an estimate of the development's water demands, the water system should be adequate to service the development. *No upgrades currently noted.* Supply project details including confirmed fire flow calculations based on the Fire Underwriter's Survey's document, *Water Supply for Public Fire Protection*, sprinkler demand based on NFPA 13/14, average day domestic water demands, and peak hour domestic water demands (sealed by a qualified Engineer) to confirm that water system upgrades are not required. Should review of the confirmed project details deem 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.

Note to Applicant: The above analysis assumes the proposed building will *not* utilize wood-frame construction. Should the developer choose wood-frame construction, the water analysis completed above may not be valid.

- b) The post-development 10-year flow rate discharged to the sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing storm and sanitary sewers on East Hastings Street.

- c) 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.
- d) Provision of a new 1.53 m (5 ft.) exposed aggregate front boulevard and a light broom finish saw cut concrete sidewalk between the front boulevard and the building face adjacent to the site on East Hastings Street.
- e) 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.
- f) Provision of LED lighting at the signalized intersection of Skeena Street and East Hastings Street.
- g) Provision of LED lighting and countdown timers at the signalized intersection of Kootenay Street and East Hastings Street.
- h) Provision of lane lighting on standalone poles with underground ducts.

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition).

8. 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.

9. Provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed by same, subject to review. The applicant should take into account the following:
 - a. Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site. The retention volume must be infiltrated, evapotranspired or used within 96 hours;
 - b. Only those surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated);
 - c. Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices:
 - i. Provide product information for all treatment practices;
 - ii. Products need to be certified by TAPE - The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology's process for evaluating and approving emerging rainwater treatment BMPs. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard such as those products certified under Environmental Technology Verification Canada.

- d. The applicant must prioritize methods of retention according to the three tiers below. Justification must be provided for using a lower tier retention option. The tiers are as follows:
- i. 1st tier priority green infrastructure practices: Provide volume reducing green infrastructure practices. For example, rainwater can be kept on site for rainwater harvesting for re-use, green roofs, and soil infiltration;
 - ii. 2nd tier priority green infrastructure practices: Provide treatment and retention in non-infiltrating landscapes. For example, rainwater can be directed to absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems;
 - iii. 3rd tier priority green infrastructure practices: Provide treatment and detention as per the rate control requirement.

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

Affordable Housing

10. 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:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant.
- (c) That none of such units will be rented for less than one month at a time.
- (d) Compliance with the City-approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit.
- (e) 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.
- (f) 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	3532 E. Hastings Street Proposed Average Starting Rents
Studio	\$1,496
2-bedroom	\$2,505
3-bedroom	\$3,365

- (g) 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 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.

- (h) Such other terms and conditions as the General Manager of Arts, Culture, and Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Soils

11. As applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection);
- (b) 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
- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

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**3532 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.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“3532 East Hastings Street [CD-1 #] [By-law #] C-2C1”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1#] [By-law #] 3532 East Hastings Street”

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3532 East Hastings Street
ADDITIONAL INFORMATION

Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> Two (2) months free rent will be provided to all tenancies up to 5 years (7 tenants) and three months for tenancies between 5 and 10 years (1 tenant)
Notice to End Tenancies	<ul style="list-style-type: none"> A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> Moving expenses are reimbursed to all eight tenants: \$750 for studios and 1-bedroom units, and \$1,000 for 2-bedroom units.
Assistance in Finding Alternate Accommodation (three options)	<ul style="list-style-type: none"> Applicant has committed to provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant's current home. All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10% of current rent)	<ul style="list-style-type: none"> No tenants identified at this point.
First Right-of-Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market rental unit at a 20% discount off starting rents.

**3532 East Hastings Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel reviewed the application and supported it with recommendations on March 7, 2018.

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Rezoning Planner, Chani Joseph, introduced the project as this site is near the corner of Skeena and Hastings and just a block east of the highway. The site is currently zoned C-2C1 and occupied by a 2-storey mixed-use building, with surface parking at the rear. Adjacent to the site on the west is a gas station, and on the east is a 2-storey office building. Across the street to the north is a newly constructed 6-storey mixed-use building. The site is (626 sq m) 6,742 sq ft and is 66' wide by 102' deep.

This proposal submitted by Gair Williamson Architects is to rezone to CD-1 to develop a 6-storey mixed-use building consisting of commercial at grade and 34 secured market rental units above; all over one level of underground parking. The proposed floor area is 3,456 sq. m (37,203 sq. ft.), the floor space ratio (FSR) is 4.08 and the building height is 20.42 m (67 ft.). Because of the slope of the site, it is a 6-storey building on Hastings St and 7-storeys at the lane.

The site is within the Hastings-Sunrise Community Vision Area and is identified in that policy as a location suitable for higher density development. This application is being considered under the Secured Market Rental Housing (Rental 100) policy. The Rental 100 policy supports additional height and density for projects where 100% of the residential units are secured for market rental in areas close to transit, employment and services. The Rental Incentive Guidelines, which accompany the Rental 100 policy, allow for consideration of a building height up to 6 storeys and commensurate achievable density for C-2C1 sites, subject to urban design performance.

Development Planner, Paul Cheng, introduced the project as a Rental 100 rezoning. C-2C1 sites typically allows 4 storeys however under the rental 100 rezoning policy this site is permitted to go up to 6 storeys. Since the site is quite sloped from the front to the rear, there is an opportunity to use this to an advantage which is not needing a ramp when entering the vehicular parking.

Review of C-2 zones: Typically C-2 zones allow 4 stories and when you come across the lanes it's usually R-S or R-T zones across the lanes. The zones usually have setbacks that ensure there is not too much of an overlook from new developments into neighbouring backyards. At this point in time this site is zoned RS-1.

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

- 1) In a typical C-2C1 development, the maximum conditional height is 45 ft. This rezoning proposal proposes a higher building form that is considered under the Rental100 rezoning policy.
Does this proposal present an undue amount of negative impact on the public realm and the neighbouring private properties?

- 2) Further setbacks to the 5th and 6th storeys from the rear property line were directed by staff in order to mitigate any increase in overlook and building mass on the R-zoned properties located due south.

Do the proposed setbacks provide a sufficient response to these concerns?

- 3) Please comment on the livability of the dwelling units designed. In particular, is the proposed lightwell acceptable with respect to delivering sufficient access to light and air?
- 4) Please provide commentary on the architectural character.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The family policy that requires 2 to 3 bedrooms, makes midblock C2C sites that don't have access to an open corner very challenging.

Tried to apply an organizational methodology used on mid block sites in previous projects and noticed it was challenging to achieve livable 2 bedroom apartments without drastically reducing the unit count. There is also the requirement for 3 bedroom apartments.

Initially the City was approached with a rooftop courtyard scheme that had two bedroom units however the proposal came short with the 3 bedroom units. It would also require a full massing on the top storey so the building was not stepping down successfully with the terrain.

A solution was to look at potential opportunities of the site, one being the neighbouring trees. An Arborist looked at the surface condition and was confident that they could be pruned and saved. The goal was to integrate the trees in as many units as possible. This is the focus with the light well.

The site provides effectively good solar access to the light well, which faces west, and allows most of units to have outdoor spaces with mountain views or embedded in the tree canopy. When there is a condition with a bedroom that requires the light well it is about 30 feet long.

The light well was brought all the way down to the first storey and connects with a pair of skylights at the bottom that light up when you enter the lobby. There is a glass wall to a two storey amenity space with direct access to an outdoor amenity space. The proposal also includes a rooftop amenity space with a children's play area, outdoor eating space, a bit of agriculture and also proposing a green roof.

The location and scale was set back to the rear elevation to prevent direct overlook to the other RS-1 properties and a buffer was also provided at the laneway with a planted perimeter.

The multi family units are given the premium outdoor space. The top stories are 2-3 bedrooms units, there are two large 2 -3 bedrooms lofts facing the laneway that have large terraces. The second level only is all studios and above that are two levels using the light well to create two bedroom units, one bedroom on the façade and one bedroom facing the light well.

The change in grade and achieved FSR allowed for additional efficiencies. The original submission proposed a bike facility and other service spaces on the ground level and had a CRU that was smaller than a 100 sm. However, the City felt a larger, more viable and flexible commercial space was required thus a bike facility and some storage was developed in a dedicated basement area with direct elevator access. The bike access enters from the laneway directly to the elevator.

There was a standard request for parking reduction. There are two car share stalls supported by MODO to offset the parking requirements.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by Mr. Wen and seconded by Ms. Parsons and was the decision of the Urban Design Panel:

THAT the Panel Support the project with the following recommendations to be reviewed by City Staff:

- Further design development of architectural expression to achieve consistent level of design quality of the front and back elevations;
 - Further design development to the materiality of the firewall facing the gas station;
 - Decrease the height of the top floor unit facing the lane and increase outdoor open space;
 - Further design development to the residential entry and review quality and area of indoor amenity spaces.
- **Related Commentary:** The panel commended the applicants for a well considered and presented project. The design rationale was convincing.

There was support for the height, density and massing. There were no concerns in regards to the set back. The light well was skillfully handled and should be encouraged in the city to provide more affordable and family units. The project was consistent with other rental buildings.

In regards to the design rationale of the façade this is not your typical infill building. There are three sides exposed, especially the side along the Gas station, and the volume materiality should be exposed as it will be visible for a long time to come.

Members of the panel noted the top floor is not needed and can cause more shadow to the residential property to the south. It is not contributing to the project or neighbourhood. To earn the FSR, height and other relaxations the architectural character of the building needs to be enhanced drastically. The lane façade should not be treated differently from the main façade.

A panelist noted as this was a tight compact site with a lot of stuff going on to keep in mind the seismic gap with the adjacent neighbourhood.

A panelist noted less height on Hastings Street would be nice to maintain as much sunlight as possible.

The public realm was well handled, positive and consistent with C2 zonings. The stepping is doing its job. A panelist noted more amenity space was needed especially with the smaller units. The top floor with balconies would benefit from a type of weather protection. Other comments included deeper balconies and an expanded roof deck.

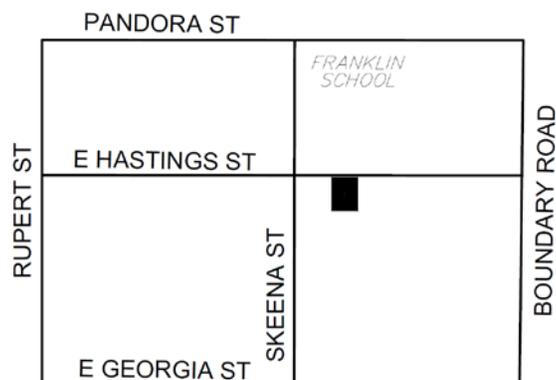
- **Applicant's Response:** The applicant team thanked the panel for their comments.

1. PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on January 31, 2018. Approximately 2,324 notification letters were distributed within the neighbouring area on or about January 31, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (Vancouver.ca/rezapps).

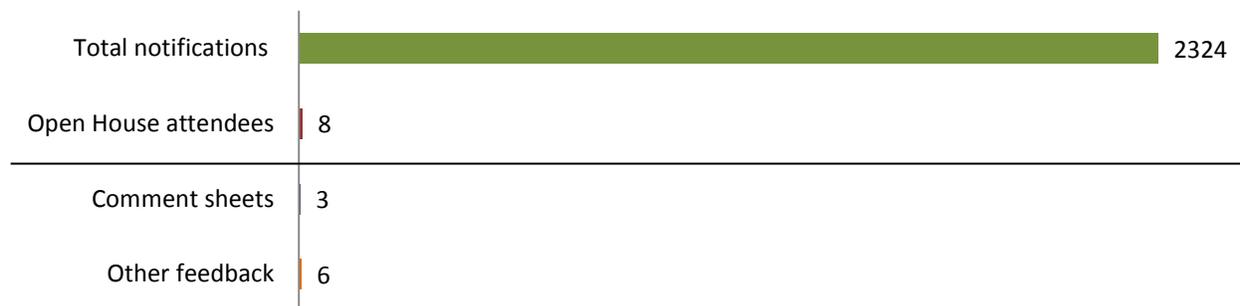
Figure 1: Notification Area



Community Open House

A community open house was held from 5:00-7:00 pm on February 13, 2018 at the Hastings Community Centre, located at 3096 East Hastings Street. Staff, the applicant team, and a total of 8 people attended the open house.

Figure 2: Notification and Public Response



Public Response

Public responses to this proposal have been submitted to the City as follows (see Figure 2):

- In response to the February 13, 2018 open house, a total of 3 comment sheets were received from the public.
- A total of 9 emails and online comment forms were also received, 6 of these provided project specific feedback.

Of the 9 comments received, slightly over half of respondents were in favour of the proposal. One individual expressed direct opposition, with the remainder sharing strong concerns but not specifying whether they support the project.

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Comments of Support:

- **The provision of rental housing (approximately 4 responses):** Respondents felt that this project will help to address the need for more rental housing in Vancouver.
- **Sufficient level of parking (approximately 2 responses):** Respondents considered this project to be offering a reduced level of parking. This was supported given the level of transit opportunities in the area.
- **Appropriate building height (approximately 1 response)**
- **Supportive of building design (approximately 1 response):** Respondent appreciated the building's setbacks and overall appearance.

Comments of Non-support:

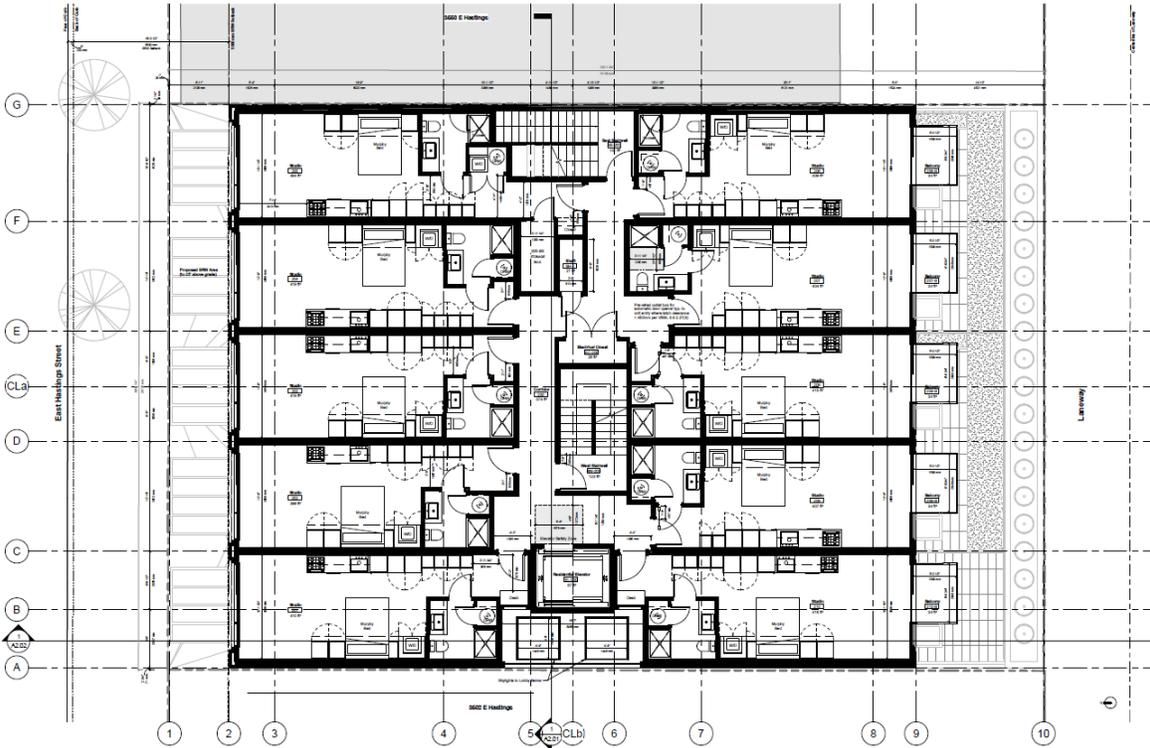
- **Potential commercial tenants (approximately 3 responses):** Respondents were concerned with the possibility of units being used for marijuana retail with one individual indicating a preference for the building to be all residential.
- **Unit sizes (approximately 1 response):** Respondent felt that the studio units were too small.
- **Light reflection (approximately 1 response):** Respondent expressed concern that light reflection from the new development's windows may damage existing buildings.
- **Loss of privacy (approximately 1 response):** Respondent felt that new development's balconies would reduce the privacy of those residents living across the lane.

Neutral Comments/Suggestions/Recommendations

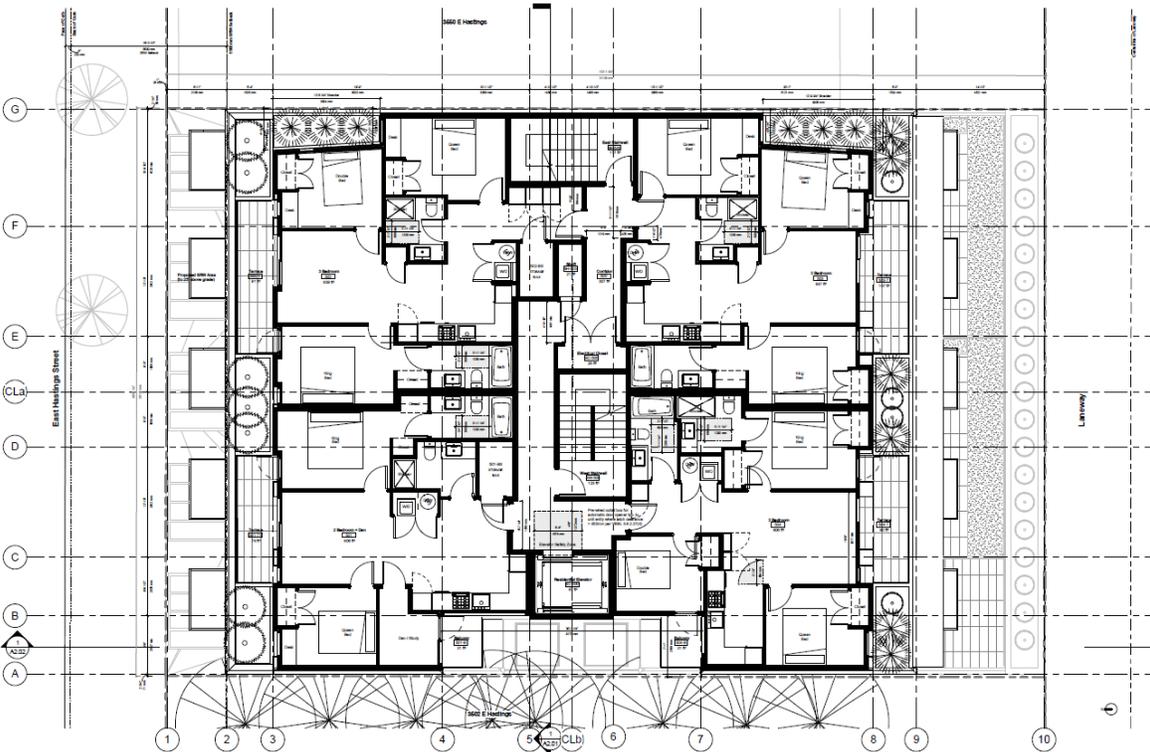
- Would like the new development to include three-bedroom family units.
- Would prefer locally serving businesses in new commercial units (i.e. restaurants, small grocery chain) rather than destination businesses.

* * * * *

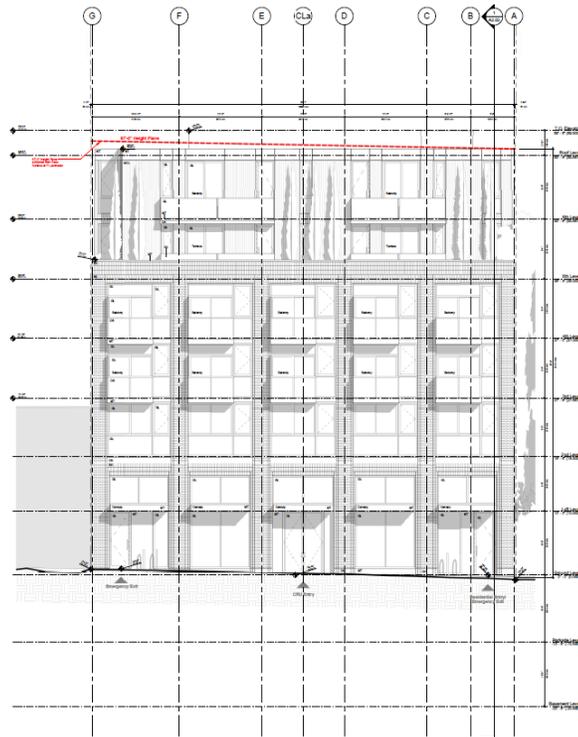
Second Floor Plan



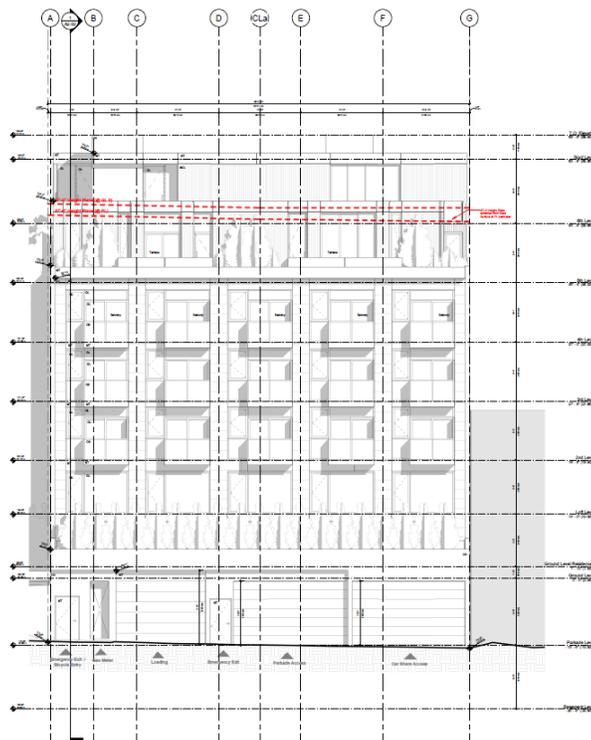
Fourth Floor Plan



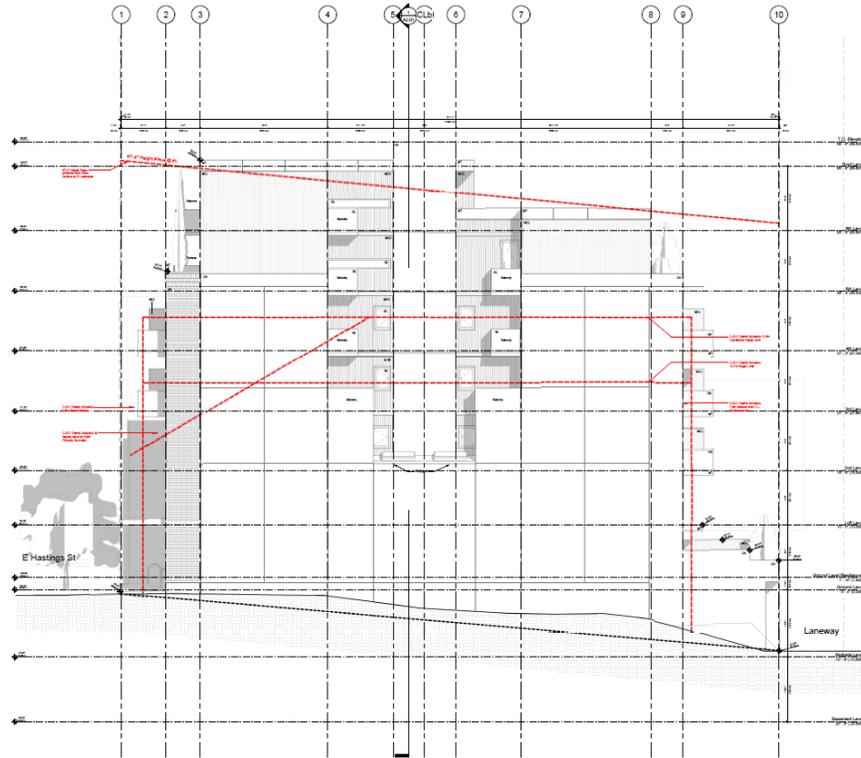
North Elevation



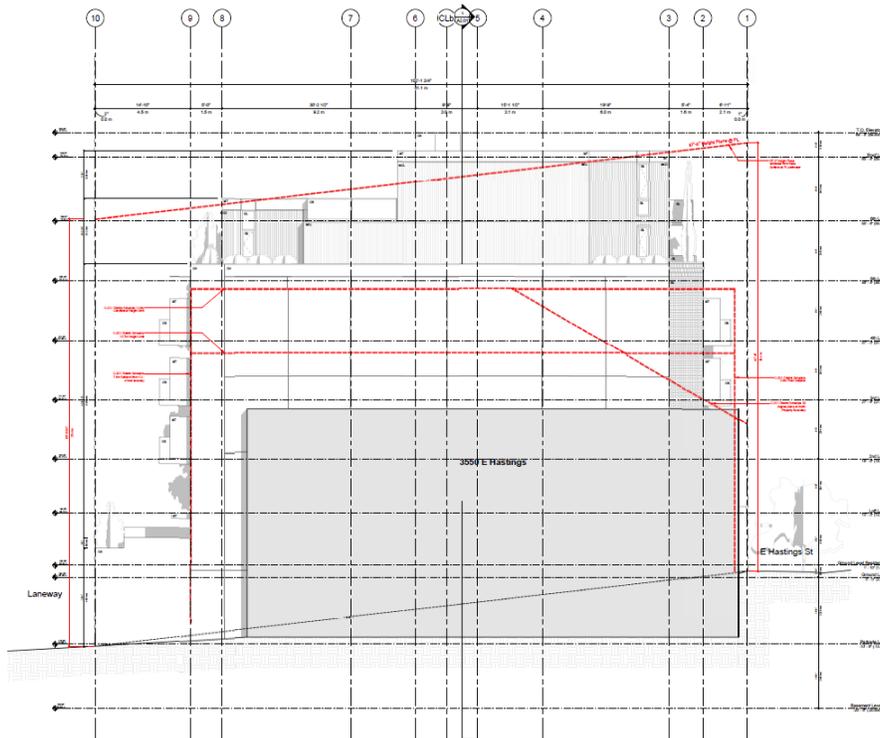
South Elevation



West Elevation



East Elevation



**3532 East Hastings Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for 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 in the Conditions of Approval (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	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	22	42 m ² (450 sq. ft.)	39 m ² (425 sq. ft.)
2-bedroom	7	77 m ² (830 sq. ft.)	72 m ² (780 sq. ft.)
3-bedroom	5	97 m ² (1,044 sq. ft.)	92 m ² (939 sq. ft.)

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

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Studio	22	\$1,496	\$1,496
2-bedroom	7	\$2,505	\$2,505
3-bedroom	5	\$3,365	\$3,365

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

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.

* * * * *

**3532 East Hastings Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey mixed-use building with commercial at grade and 34 secured for profit affordable rental housing units

Public Benefit Summary:

The proposal would provide 34 for profit affordable rental housing units secured for the life of the building or 60 years, whichever is longer. DCLs on the commercial component will be received.

	Current Zoning	Proposed Zoning
Zoning District	C-2C1	CD-1
FSR [site area = 626.5 sq. m (6,744 sq. ft.)]	3.00	3.97
Buildable Floor Space (sq. ft.)	20,232 sq. ft.	26,765 sq. ft.
Land Use	Mixed-Use	Mixed-Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	City-wide DCL ^{2,3}	\$362,014	\$30,093
	City-wide Utilities DCL ³	\$101,969	\$10,403
	Public Art	n/a	n/a
	20% Social Housing	n/a	n/a
Other Public Benefits Offered	Heritage and Amenity Bonus Density	n/a	n/a
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$463,983	\$40,496

Other Benefits (non-quantified components):

34 units of for profit affordable rental housing units secured for the life of the building or 60 years, whichever is longer.

¹ Based on rates in effect as at September 30, 2018. DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details

**3532 East Hastings Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	3532 East Hastings Street
Legal Description	Lots 6 and 7, Both Except Part in Plan 4299, Block 62 Town Of Hastings Suburban Lands Plan 2269 PID: 013-325-043 and 013-325-078
Applicant/Developer	Gair Williamson Architects
Architect	Gair Williamson Architects
Property Owner	1077750 B.C. Ltd.

SITE STATISTICS

Site Area	626.5 sq. m (6,744 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed										
Zoning	C-2C1	CD-1										
Uses	Commercial and Residential	Commercial and Residential										
Max. Density	3.00 FSR	3.97 FSR										
Floor Area	1,879.61 sq. m (20,232 sq. ft.)	2,486.55 sq. m (26,765 sq. ft.) Commercial: 191.75 sq. m (2,064.0 sq. ft.) Residential: 2294.80 sq. m (24,701.0 sq. ft.)										
Maximum Height	13.80 m (45.30 ft.)	22.01 m (72.22 ft.)										
Unit Mix	--	<table> <tr><td>Studio</td><td align="right">22</td></tr> <tr><td>One-bedroom</td><td align="right">0</td></tr> <tr><td>Two-bedroom</td><td align="right">7</td></tr> <tr><td>Three-bedroom</td><td align="right">5</td></tr> <tr><td>Total</td><td align="right">34</td></tr> </table>	Studio	22	One-bedroom	0	Two-bedroom	7	Three-bedroom	5	Total	34
Studio	22											
One-bedroom	0											
Two-bedroom	7											
Three-bedroom	5											
Total	34											
Parking, Loading and Bicycle Spaces	As per Parking By-law.	22 vehicle spaces, 1 Class B loading space, 43 Class A and 8 class B bicycle spaces.										