



## REFERRAL REPORT

Report Date: June 9, 2020  
Contact: Theresa O'Donnell  
Contact No.: 604.673.8434  
RTS No.: 13875  
VanRIMS No.: 08-2000-20  
Meeting Date: June 23, 2020

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 2735 East Hastings Street

### **RECOMMENDATION**

- A. THAT the application by Chard Developments Ltd. on behalf of Slocan And Hastings Holdings Ltd., the registered owners, to rezone 2735 East Hastings Street [*PIDs: 015-298-370, 015-298-388, 015-298-400 and 015-298-418; Lots 29, 30, 31 and 32 of Lot 51 Town of Hastings Suburban Lands Plan 406*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.00 FSR to 3.68 FSR and the building height from 13.8 m (45.3 ft.) to 21.1 m (69.3 ft.) to permit the development of a six-storey, mixed use building with 63 secured rental residential units, be referred to Public Hearing together with:

- (i) plans prepared by BHA Architecture, received July 16, 2019;
- (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, 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 the 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 CD-1 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 enactment of the CD-1 By-law, the Noise Control By-law be amended, 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, subject to enactment of the CD-1 By-law, the Parking By-law be amended generally as set out in Appendix C;

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

- F. THAT Recommendations A through E 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 the site at 2735 East Hastings Street. The application is for a mixed-use, six-storey building with a total of 63 secured market residential units and commercial space at grade. A height of 21.1 m (69.3 ft.) and an FSR of 3.68 are proposed, with a total floor area of 5,509.2 sq. m (59,301 sq. ft.) The rezoning application is being considered under the *Secured Market Rental Housing Policy (Rental 100)*. If approved, the application would contribute 63 secured rental housing units towards the City's housing goals as identified in the Housing Vancouver Strategy.

The application is also consistent with the *Development Cost Levy By-law No. 9755* definition of "for-profit affordable rental housing", for which certain Development Cost Levies may be waived, as described in this report.

The application has been assessed, and the proposed use and form of development are supported subject to design development and other conditions outlined in Appendix B. It is recommended the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing and to the conditions in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *Secured Market Rental Housing Policy* (2012, last amended 2019)
- *Rental Incentives Guidelines* (2012, last amended 2019)
- *Rental Incentive Programs Bulletin* (2019, amended 2020)
- *Hastings-Sunrise Community Vision* (2005)
- *Housing Vancouver Strategy* (2017)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *C-2C1 District Schedule* (1987, last amended 2019)
- *C-2B, C-2C and C-2C1 Guidelines* (1987, last amended 2015)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezoning* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755* (2008, last amended 2019)
- *Vancouver Utilities Development Cost Levy By-law No. 12183* (2018, last amended 2019)

## **REPORT**

### **Background/Context**

#### **1. Site Context**

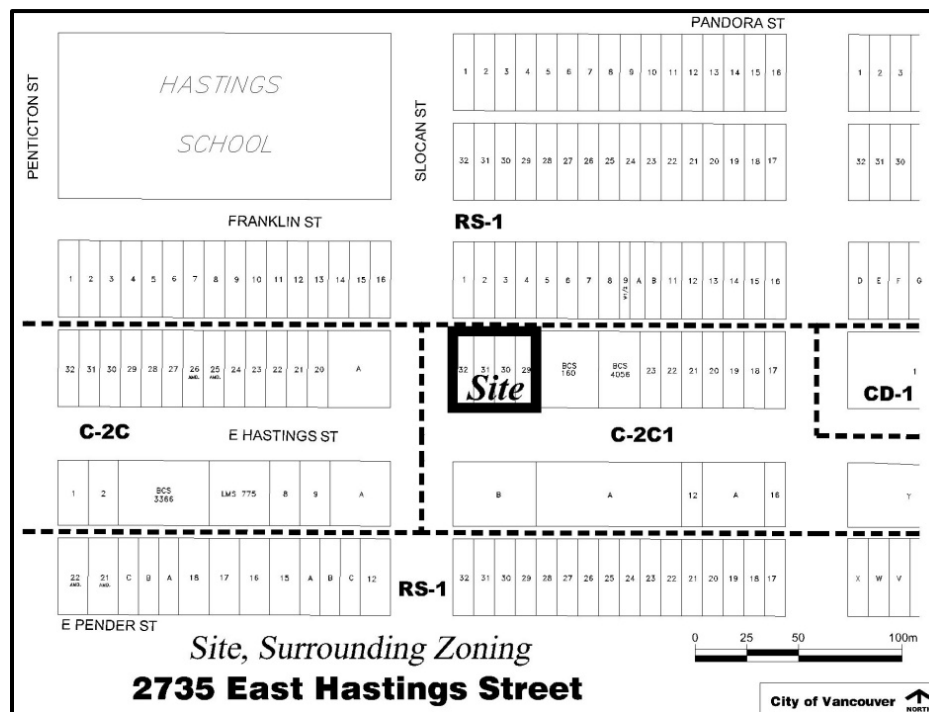
The site, zoned C-2C1 (Commercial), is located in the Hastings-Sunrise neighbourhood at the northwest corner of East Hastings Street and Slocan Street, with a site area of approximately 1,495.74 sq. m (16,100 sq. ft.) (See Figure 1). The site is comprised of four lots and is currently developed with a two-storey commercial building.

Both sides of East Hastings Street are zoned C-2C1 (Commercial), which permits mixed-use buildings up to 3.0 FSR and four storeys in height. Across the lane to the north, properties are zoned RS-1 which permits detached homes, laneway houses, and infill development. East Hastings Street is part of TransLink's Frequent Transit Network (FTN), and includes bus routes #14, #16, and R5.

Two approved rental housing rezoning projects are located near the site:

- 2601-2619 E Hastings Street: Approved rezoning application for a six-storey mixed-use building containing 46 secured rental residential units.
- 2805 E Hastings Street: Completed six-storey mixed-use building containing 91 secured rental residential units.

Figure 1: Location Map



**Local School Capacity** – This site is in close vicinity of two schools, neither of which have reached their capacity. Located one block north to the west of Slocan Street is Hastings Elementary School, with an operating capacity of 658 students. Current enrolment is 599 students (91%). As described in the Vancouver School Board (VSB)'s Draft Long Range Facilities Plan dated May 29, 2019, by 2027, the draft plan forecasts a drop in enrolment to 65% of the operating capacity. Templeton Secondary School is located approximately 830 metres to the southwest of the site and has an operating capacity of 1400 students. Its current enrolment is 800 students (57%) which is forecast to remain stable until 2027. VSB also continues to monitor development and work with the City of Vancouver to help plan for future growth.

**Neighbourhood Amenities** – The following amenities are within walking distance of the site:

- **Parks:** Pandora Park is located three blocks to the west of the site and both Hastings Community Park, and Hastings Park are located two blocks to the east.
- **Cultural/Community Space:** Hastings Community Centre is located at 3096 East Hastings Street. Hastings Library is located one block west at 2674 East Hastings Street
- **Child Care:** Five licensed group childcare facilities are currently located within 1 km of the site for children aged infant to five years old.

## 2. Policy Context

**Secured Market Rental Housing Policy** – In May 2012, Council approved the *Secured Market Rental Housing Policy*, commonly known as *Rental 100*, which provides incentives for new developments where 100 per cent of the residential floor space provided is secured rental housing. Rezoning applications considered under this policy must meet a number of criteria including security of tenure, location and form of development. On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy*, and retitled it the *Secured*

*Rental Policy (SRP)*. The *SRP* expands on Rental 100, including by consolidating rezoning opportunities for secured rental housing previously contained in the Affordable Housing Choices Interim Rezoning Policy and introducing new green building requirements. New rezoning applications and enquiries are required to meet the provisions of the *SRP*, however in order to ensure consistency and fairness for in-stream applications, the policy requirements of the previous Secured Market Rental Housing Policy will continue to apply to applications where either:

- a formal rezoning application was submitted prior to November 26, 2019; or
- a formal rezoning enquiry was submitted and received a letter of response prior to November 26, 2019.

The rezoning application for 2735 East Hastings Street was received on July 16, 2019, and therefore is considered under the previous *Secured Market Rental Housing Policy*.

**Rental Incentive Guidelines** - The intent of the *Rental Incentive Guidelines* is to inform the way in which City incentives, taken at the applicant's discretion, are applied to eligible secured rental projects. The guidelines also provide further information on the incentives approved by Council in May 2012 through the *Secured Market Rental Housing Policy*, including general direction for the consideration of additional density through rezoning.

**Rental Incentive Programs Bulletin** – To correspond with Council's approval of the *Secured Rental Policy* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on DCL waivers and other incentives available to eligible secured rental projects, however the additional density considerations provided in the *Rental Incentive Guidelines* will continue to apply to applications considered under the *Secured Market Rental Housing Policy*.

**Housing Vancouver Strategy (2017)** – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and the *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, of shifting housing production towards rental to meet the greatest need, and of 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. This rezoning application, if approved, will contribute towards the targets for purpose-built market rental units and family units.

**Development Cost Levy By-Laws** – Under Section 3.1A of the *Vancouver Development Cost Levy By-law No. 9755* (the "**DCL By-law**"), and Section 3.2 of the *Vancouver Utilities Development Cost Levy By-law No. 12183* (the "**Utilities DCL By-law**") projects that meet the by-laws' definition of "for-profit affordable rental housing", a term specifically used by the province in Section 523D(10.3)(a) of the *Vancouver Charter*, are eligible for a waiver of DCLs and Utilities DCLs for the residential portion of the development. The *DCL By-law* establishes maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the *Rental Incentive Programs Bulletin* and are updated on an annual basis.

On November 26, 2019, Council approved in-principle to changes to the *DCL By-law* and the *Utilities DCL By-law*, including changes to simplify the application process and improve administration of the waiver, as well as changes to the *Utilities DCL By-law* to remove the waiver

for “for-profit affordable rental housing,” effective September 30, 2020. However, applications submitted before this date will remain eligible for a waiver of the DCLs under the *Utilities DCL By-law*, provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the *Utilities DCL By-law* change).

Staff note that the term “for-profit affordable rental housing” as defined by the Vancouver Charter, and used in relation to the *DCL By-law* and *Utilities DCL By-law* does not necessarily create rental units that are affordable to all Vancouver residents. The waiver of both the DCLs and the Utilities DCLs provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the Vancouver Housing Strategy.

## **Strategic Analysis**

### **1. Proposal**

This application proposes a six-storey, mixed-use building with commercial uses at grade and a total of 63 secured rental housing units over two levels of underground parking (see Figure 2). The proposed building height is 21.1 m (69.3 ft.) and the proposed density is 3.68 FSR and with a total floor area of 5,509.22 sq. m (59,301 sq. ft.). The application qualifies for and has requested a DCL waiver (see Appendix F).

**Figure 2 – East Hastings Street and Slocan Street View of Proposed Development**



### **2. Land Use**

This site is currently zoned C-2C1 (Commercial) District. The intent of the C-2C1 District Schedule 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, districts or communities, and to encourage creation of a district shopping area by increasing the residential component and limiting the amount of office use.

This proposal includes commercial retail units and residential uses, consistent with the intent of the C-2C1 (Commercial) District and the *Secured Market Rental Housing Policy*. A total of 670.49 sq. m (7,217 sq. ft.) of leasable retail and restaurant space is proposed along East Hastings Street, wrapping around to the residential entry at Slocan Street.

### 3. Density, Height and Form of Development

(Refer to drawings in Appendix E and statistics in Appendix H)

The *Secured Market Rental Housing Policy (Rental 100)* and the *Rental Incentive Guidelines* provide general direction for the consideration of additional height and density to facilitate the provision of rental housing. On sites zoned C-2C1, increases up to six storeys with commensurate achievable density may be considered, subject to urban design performance evaluated based on the consideration of base zoning, neighbourly fit, streetscape, and standard of livability.

**Existing Zoning** – If development were to occur under the existing C-2C1 zoning as of the date of this report, the maximum conditional development potential of the site would be a mixed-use building up to four storeys, or 13.8 m (45.3 ft.) with an FSR of 3.00.

**Height and Density** – This application proposes a building height of 21.1 m (69.3 ft.) over six storeys and a floor space ratio (FSR) of 3.68. The proposed additional height and density is compliant with the *Rental Incentive Guidelines* and is generally consistent with Council's direction to explore six-storey, mixed-use, rental-only buildings in the C-2C1 District Schedule.

**View Cone** – This site is located within View Cone 27, which starts at the south end of Trout Lake beach and protects views from John Hendry Park to the north shore mountains. The proposal is for a six-storey building. The entirety of the proposed building and any rooftop appurtenances will be lower than the protected view cone.

**Neighbourhood Fit** – The adjacent area to the north of the site is a low density residential area zoned RS-1. The existing zoning C-2C1 allows a four-storey development to interface with the low density neighbouring properties and requires a minimum of 15 ft. rear setback for the residential portion.

The application proposes a four-storey base with a slightly shorter rear setback (13 ft. 3 in.) and includes stepbacks at levels five and six on the north side. This proposed form facilitates a courtyard building typology (see Figures 3 and 4), which affords a high level of livability, and greater opportunity for family-sized units than other building typologies. The six-storey building form results in an increase in shadows in comparison to a four-storey building conforming to the existing zoning. Staff have reviewed the shadow study (see Appendix E) at the equinoxes from 10 am to 2 pm and conclude that the additional shadows fall onto the garage areas of the properties to the north across the lane and would not unduly impact the rear yard performance of those properties. The proposed building form is considered an appropriate neighbourhood fit while achieving a balance between the mitigation of impacts on neighbouring properties and the increased delivery of rental housing in the city.

Further design development should occur to minimize the impacts from the outdoor amenity space, the vehicular parking ramp, and service areas. Design conditions related to this recommendation are included in Appendix B.

**Figure 3 – Slocan Street and Lane View of Proposed Development**

**Streetscape** - Hastings Street is a primary east-west arterial in the city with a right-of-way of 86 ft. at this location. Slocan Street is a local street with a larger 100 ft. right-of-way. The existing C-2C1 zoning anticipates a four-storey street enclosure and encourages the creation of a local neighbourhood shopping area along Hastings Street.

The proposal expresses a compatible four-storey street wall by stepping back levels five and six on both street-facing facades. A proposed six-storey expression at the corner is considered appropriate given the intersection formed by two wide streets. The development also contributes an 18 ft. wide sidewalk and public secured right-of-way on Hastings Street and proposes at-grade commercial uses fronting Hastings and wrapping around onto Slocan Street.

Further refinements are expected at the Development Permit stage to ensure that a high quality of commercial frontage and pedestrian realm will be achieved to support the desired shopping environment.

**Livability** – The application proposes a courtyard building typology with a number of amenity spaces throughout the building. In comparison to the typical double corridor building typology, the courtyard typology is superior in creating more livable spaces, including greater access to cross ventilation, daylight, external views, and more opportunities for casual and intentional socialization (see Figure 4). These attributes are essential to healthy living in high density housing, particularly for families with children. In addition to the courtyard space, the application proposes a rooftop outdoor amenity space and an indoor amenity room with small co-located outdoor patio on the ground floor facing Slocan Street.



**Figure 4 – Second-storey Courtyard Level looking East**

Staff are supportive of the courtyard building typology and the proposed amenity spaces, and recommend further design development to the courtyard and the courtyard interface to create a more pleasant sociable space for both adults and children. The northwest corner of the site could be a good opportunity to achieve a more generous outdoor amenity space contiguous with the indoor amenity room at-grade, and improve the interface with Slocan Street. Design conditions related to these recommendations are included in Appendix B.

**Landscape** – There are currently no trees, shrubs, or gardens on the site as the open area of the property at the rear is paved and used for at-grade vehicle parking or loading. This application proposes to add new street trees along Hastings Street and Slocan Street to improve the pedestrian experience, as well as new landscaping at the lane, the second-storey courtyard and the rooftop amenity space. Landscape conditions are provided in Appendix B.

**Urban Design Panel Review** – The Urban Design Panel reviewed this application on October 30, 2019 (see Appendix D) and supported the proposal with recommendations for design development of the lane interface to buffer from the loading and service area to the north, and design development to improve visual porosity to the courtyard.

Staff conclude the proposal responds well to the *Secured Market Rental Housing Policy* and *Rental Incentive Guidelines*, and support this application subject to the design development conditions outlined in Appendix B.

#### 4. Housing

The *Housing Vancouver Strategy* strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. This application, if approved, would add

63 secured market rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

**Figure 5 – Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of March 31, 2020**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Purpose-Built Market Rental Housing Units</b>	20,000	3,503

\*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

\*\*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

\*\*\*Includes Developer-Owned Below-Market Rental Housing

**Housing Mix** – On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy which includes family housing requirements set at 35 per cent. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. This proposal would deliver a variety of unit types in the form of one-bedroom units (38 units), two-bedroom units (20 units), and three-bedroom units (5 units). The two- and three-bedroom units account for 40% of all units.

**Figure 6 – Proposed Unit Mix**

Type	Count	Percentage
1-bed	38	60 %
2-bed	20	32 %
3-bed	5	8 %
<b>Total</b>	<b>63</b>	<b>100 %</b>

**Security of Tenure** – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 63 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2019, the purpose-built apartment vacancy rate was 1.0 per cent in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the East Hastings area within which this site is located is lower at 0.6 per cent, meaning only six out of every 1,000 market rental units in East Hastings were empty and available for rent. A vacancy rate of 3 per cent represents a balanced market.

**Existing Tenants** – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

**DCL Waiver** - The applicant has requested and is eligible for a DCL waiver for the residential floor area. To be eligible for the waiver, this project must meet the maximum average rental rates and unit size restrictions under the *DCL By-law*. These requirements will form part of the Housing Agreement contained in Appendix B.

Figure 7 provides this project's proposed starting rents, the current allowable *DCL By-law* maximum average rent rates, average rents in newer buildings in the eastside of Vancouver, and the estimated monthly cost of home ownership. The proposed rents in this application are a lower and viable alternative to the cost of home ownership, particularly for larger units.

**Figure 7 – Proposed Rents for Market Rental Units, Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served**

Unit Type	Project's Average Proposed Rents	DCL By-Law Maximum Averages – Eastside <sup>1</sup>	Average Market Rent in Newer Buildings <sup>2</sup>	Monthly Cost Associated with Purchase of Median Priced Unit – Eastside <sup>3</sup>
Studio	N/A	\$1,641	\$1,584	\$2,270
1-bed	\$1,942	\$1,942	\$1,796	\$2,824
2-bed	\$2,611	\$2,611	\$2,378	\$3,852
3-bed	\$2,977	\$2,977	\$2,603	\$5,394

1. CMHC Jan 2020, *Rental Market Report 2019* for studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver.
2. October 2019 CMHC *Rental Market Survey* for buildings completed in the year 2010 or later, Vancouver Eastside.
3. BC Assessment 2019, based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Eastside in 2019 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.

Figure 8 shows the approximate household incomes required to afford the proposed rents in this project.

**Figure 8 – Household Incomes relative to Proposed Rents**

	2735 E Hastings St Average Proposed Rents	Household Income Ranges – Rents at or below 30% of before-tax income <sup>1</sup>
1-bed	\$1,942	\$70,000 - \$79,999
2-bed	\$2,611	\$90,000 - \$99,999
3-bed	\$2,977	\$125,000 - \$149,999

1. As per Statistics Canada, affordable housing is defined as shelter costs equal to or less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

Section 3.1B(c) of the *DCL By-law* allows for rents to be increased annually from the time of Public Hearing to initial occupancy, as per the maximum allowable increases under the BC *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 by the *DCL By-law*.

## 5. Transportation and Parking

The application proposes 61 vehicle parking spaces for the retail, restaurant, and residential uses, including resident and visitor spaces, meeting the Parking By-law requirement. In addition,

the application proposes one Class B loading space, 122 Class A bicycle spaces, and four Class B bicycle spaces, consistent with the Parking By-law. Two Class A loading spaces are anticipated to meet loading needs in lieu of a second Class B loading space.

Frequent bus service is available on East Hastings Street including rapid bus (R5) service between downtown Vancouver and Burnaby Mountain. The project is eligible for a 20 per cent reduction to residential parking and a 10 per cent reduction to commercial parking requirements due to proximity to frequent transit.

As part of the rezoning, the applicant will also be required to fund transportation upgrades in the vicinity of the site, including traffic calming measures in the lane north of Hastings Street to address neighbourhood traffic impacts from the rezoning.

All engineering conditions are included in Appendix B.

## **6. Environmental Sustainability**

**Green Buildings** – The *Green Buildings Policy for Rezoning* (2010, last amended 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy.

This application is pursuing the low emissions green buildings requirement. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

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

**Natural Assets** – The *Urban Forest Strategy* helps preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the Protection of Trees By-law to maintain a healthy urban forest by requiring permission to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A tree with a diameter greater than 20 cm is subject to the Tree By-law and requires a permit if it is proposed to be removed. There are no existing trees on the site. There are two street trees in total on City lands adjoining the site, and protection of these street trees during construction is required. New street trees are proposed on both the East Hastings Street and Slocan Street boulevards. See Appendix B for landscape and tree conditions.

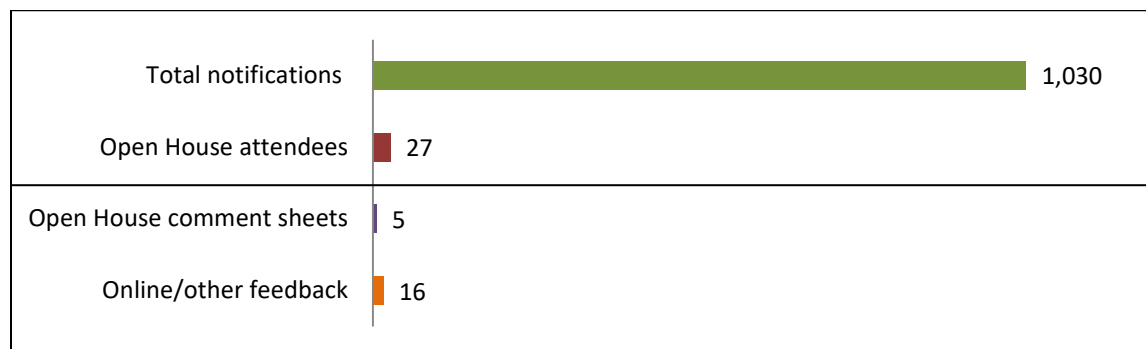
## **PUBLIC INPUT**

**Public Notification** – A rezoning information sign was installed on the site on September 13, 2019. Approximately 1,030 notification postcards were distributed within the neighbouring area on or about September 17, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

**Community Open House** – On October 7, 2019 a community open house was held from 5:00-8:00 pm at the Hastings Community Centre, 3096 East Hastings Street. Staff, the applicant team, and a total of approximately 27 people attended the open house.

**Public Response** – Responses to the proposal have been submitted to the City as follows:

- 5 comment sheets, and 16 letters, e-mails, online comment forms, and other feedback were received from the public in response to the October 7, 2019 open house.



\* Note that all reported numbers above are approximate

**Note:** Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

A summary of the key themes from the public feedback is provided below:

*Support expressed by respondents included the following topics:*

- Affordability
- Building height and density
- Location and context
- Parking
- Family-oriented units

*Concerns expressed by respondents included the following topics:*

- Building height and density
- Parking and traffic impacts
- Retention of local businesses
- Neighbourhood change

A more detailed summary of public comments on the application is provided in Appendix D.

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

*Building height and density* – Staff have reviewed the application's form of development and have determined that the proposed height, massing, and mix of commercial and residential uses are an appropriate design response to the neighbourhood context. Urban Design conditions to further improve streetscape presence and reduce impacts on adjacent properties are set out in Appendix B.

*Parking and traffic impacts* – The proposal meets the Parking By-law requirement of 60 residential and commercial parking stalls with 61 vehicle parking stalls proposed, and the project would be eligible for further reductions due to access to frequent transit. Staff support the application of a reduced parking proposal at the applicant's discretion. Engineering conditions of approval, which include further improvements to the parking entry ramp and traffic calming in the lane, are set out in Appendix B.

*Retention of local businesses* – Concerns were received regarding the loss of the existing businesses on site. This application proposes small commercial units for local-serving retail, and a larger restaurant unit at the corner of East Hastings Street and Slocan Street with potential to maintain a large outdoor restaurant patio opportunity.

*Neighbourhood change* – Development provides new housing and improvements to utilities and other adjacent aspects of the site. Under the current C-2C1 zoning, the site has the potential for a mixed-use building of up to four storeys.

## **PUBLIC BENEFITS**

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

This site is subject to City-wide DCL and City-wide Utilities DCL on the proposed 670.5 sq. m (7,217 sq. ft.) of commercial floor area and 4,838.8 sq. m. (52,084 sq. ft.) of residential floor area.

As permitted under section 3.1A of the *DCL By-law*, the applicant has requested a waiver of the DCLs attributed to the residential floor area proposed to qualify as “for-profit affordable rental housing.”

In accordance with amendments to the *Utilities DCL By-law* approved in-principle by Council November 26, 2019, a waiver of Utilities DCLs will no longer be available, effective as of September 30, 2020. In-stream applications submitted before September 30, 2020 will remain eligible for a Utilities DCL waiver for the residential component of the project, provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the *Utilities DCL By-law* change).

Based on the rates in effect at the time of application submission, the value of the DCL waiver is approximately \$1,340,638. A review of how the application meets the waiver criteria is provided in Appendix F. It is anticipated that the commercial component of the project will generate approximately \$148,959 in DCLs.

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 proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), therefore no public art contribution will arise from this application.

**Rental Housing** - The applicant has proposed that all of the residential units will be secured as rental housing (non-stratified) for the longer of 60 years and the life of the building. The public benefit accruing from this application is the contribution to the City's secured rental housing stock serving a range of income levels.

**Community Amenity Contributions (CACs)** – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development of City services.

The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for routine, lower density secured market rental housing rezoning applications that comply with the City's rental policies. Staff note that as this site is currently zoned C-2C1 and proposes to rezone to 6 storeys, the application is eligible for this CAC exemption. The offered public benefit achieved through this application is securing 63 market rental housing units.

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

### ***Financial Implications***

Based on rates in effect as of September 30, 2019, it is anticipated that the commercial component of the project will pay approximately \$148,959 in DCLs. The residential component of the project is expected to qualify for a DCL waiver foregoing approximately \$1,340,642 of DCLs.

The 63 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building.

No additional CAC or public art contribution is applicable.

### ***CONCLUSION***

Staff have reviewed the application to rezone the site at 2735 East Hastings Street C-2C1 to CD-1 to permit development of 63 secured market 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 for secured market rental housing, including additional height and density, 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 outlined in the *Housing Vancouver Strategy*.

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.

\* \* \* \* \*



**2735 East Hastings Street**  
**DRAFT BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

*[Note: Schedule A, not attached to this appendix, is a map that appends 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 of 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 Farmer's 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.

### **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) Farmer's 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 1,495.7 m<sup>2</sup> 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 3.68.
- 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 sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
  - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of the 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, whose floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> 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 21.1 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 24.0 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 3.7 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% or less of the total floor area of the dwelling unit; or
    - (ii) 9.3 m<sup>2</sup>;

### **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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
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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**2735 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 BHA Architecture Inc., stamped received July 16, 2019, 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 further support the commercial activities in this established local shopping area and strengthen the pedestrian-oriented commercial frontage through the following strategies:

- (a) Demonstrating the possibility of smaller commercial units with frequent at-grade entries;

Note to Applicant: The intent is to create opportunities to retain local-serving, small scale retails and services. Each potential unit should be provided with access to the loading bay.

- (a) Creating a fine-grained commercial frontage expression with transparent glazing, high quality materials, and more intensive detailing to emphasize visual interest and variety, human scale and comfort;
  - (b) Providing generous and continuous weather protection to the full width of commercial frontage; and

Note to Applicant: The weather protection is recommended to be in a canopy format. The canopy design should be integrated into the overall building and relate to the pedestrian scale. A comfortable depth-to-height ratio of the canopy is approximately 1:1.5 with a height of approximately 10-12 ft. above sidewalk level.

- (c) Exploring public amenity spaces at the corner of Slocan Street.

Note to Applicant: Given the wide ROW and pedestrian realm of Slocan Street, the corner area may be developed with public seating, landscaping, and other features related to pedestrian amenities. Future potential restaurant patio spaces

at this corner (a separate permit is required) should also incorporate public amenities.

2. Design development to improve the performance of the courtyard to be a more pleasant sociable space for both adults and children onsite. Recommended strategies include:

- (a) Increasing the activation and visual interest of the courtyard interface;

Note to Applicant: This may be achieved through various design measures, including orienting elevator lobbies toward the courtyard; providing large glazed area at stairwells to increase visual connection and stairwell usage; incorporating interactive spaces adjacent to the courtyard, such as enlarged lobby area and bike and toy shared room; articulating the exterior corridors for varied spaces and appearance; developing the courtyard level facades with comfortable details to the walls, fenestrations, and soffits; avoiding large solid walls and fences particularly at the courtyard level; and using multiple colours and quality materials.

- (b) Exploring opportunities to enhance solar access and the sense of openness.

Note to Applicant: The opportunities may include setting back the rooftop architectural appurtenance away from the courtyard side; employing bright, transparent, and reflective materials; and/or increasing the depth of the courtyard on the upper level(s).

- (c) Incorporating appropriate programming and landscaping in the courtyard space;

Note to Applicant: Also see Landscape condition 9 and Housing condition 37.

3. Design development to mitigate the impact to neighbours by employing the following:

- (a) Relocating the rooftop outdoor amenity space to the west and south side of the elevator shaft; and

- (b) Minimizing negative impacts of the vehicular entrance parking ramp and service areas through proper treatment such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

4. Design development to ensure a high standard of livability by providing the following:

- (a) Appropriate room size to meet the needs of resident living activities;

Note to Applicant: Some unit sizes are relatively small. As per *High-Density Housing for Families with Children Guidelines*, each bedroom should be large enough to accommodate a single bed, a dresser, a desk or table, and in children's bedrooms, some floor space for playing. Generally, the living and dining area should be designed to provide for the minimum four seating capacity for one-bedroom unit and more seating capacity for two- and three-bedroom units commensurately. Detailed unit plans and furniture layout are to be included as part of a Development Permit application for further evaluation of livability. Any changes in the recommended unit count and unit mix from the rezoning

application may only be varied under the discretion of the Director of Planning or Development Permit Board.

- (b) Usable private open space for all residential units.

Note to Applicant: This can be achieved by providing balconies measuring 1.8 m (6 ft.) deep with a minimum area of 4.86 sq. m (52.3 sq. ft.). Reductions to the balcony size may be considered for one-bedroom and studio units by demonstrating the ability to accommodate elements such as a table and seating for two and offering generous common amenity spaces on site. Refer to the *High Density Housing Guidelines for Families with Children* for more information.

- (c) A more convenient location of the residential garbage room;

Note to Applicant: It may be achieved by relocating the residential garbage room from P2 level to P1 level.

- (d) Opportunities for co-located outdoor and indoor amenity spaces.

Note to Applicant: Also see Urban Design condition 5.

5. Design development to the northwest corner of the site to activate the interface with indoor amenity room and Slocan Street.

Note to Applicant: An outdoor amenity space is recommended to be located at this corner with landscape along the edges. This will require a relocation of the transformers and consequent design changes to the rear yard and the parking access ramp. The applicant is to demonstrate due diligence exploring this condition at the Development Permit stage.

### **Crime Prevention through Environmental Design (CPTED)**

6. Design development to respond to CPTED principles, having particular regard for:

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

### **Landscape**

7. Design development to enhance the lane interface and provide buffer;

Note to Applicant: Landscape features such as trellis, horizontal cables, etc. can be incorporated into the design of landscape planter (and the proposed vertical cables) adjacent to the ramp at the lane, to improve greenery at the ground level.

8. Design development to improve edge treatment at corner of Slocan Street and lane for better pedestrian amenity; refer to Urban Design condition 5.

Note to Applicant: This can be done by incorporating landscape features such as planting beds, planters, seating, etc.

9. Design development to activate shared courtyard space to be more inviting and usable; refer to Urban Design condition 2.
  - (a) Reconsider arrangement of Landscape features such as benches and planters.
  - (b) Introduce opportunities for children's play to improve outdoor amenity space. Consider informal play elements.
  - (c) Refine the scale and material of the planters to create a more comfortable space for social connection while maintaining enjoyable landscape planting design.
10. Clarification and confirmation of Landscape Programming and Design for the outdoor amenity space on rooftop; refer to Urban Design condition 3.
11. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters;

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 CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) 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) Use permeable paving;
  - (e) Employ treatment chain systems (gravity fed, wherever possible);
  - (f) 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 assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

- 14. Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8":1' scale minimum. 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.

- 15. 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.

- 16. Provision of a "Tree Management Plan";

- 17. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 18. 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.

- 19. Provision of an outdoor Lighting Plan;

## **Sustainability**

20. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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.

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*s – *Process and Requirements* (amended April 28, 2017 or later).

## **Engineering Services**

21. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
22. 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.
23. 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.
24. 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.
25. Gates/doors are not to swing more than 1 ft. over the property lines or into the SRW area.
26. Provision of generous and continuous weather protection on the East Hastings Street frontage.
27. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

- (a) Provision of automatic door openers for all doors providing access to Class A bicycle spaces.
- (b) Remove all column encroachments from Class A bicycle spaces.

Note to Applicant: Bicycle Room A currently showing column encroachment into an oversized Class A bicycle space.

28. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

- (a) Improved access for Class B loading on the site by resolving conflicts between required maneuvering and the LPT shown on plans drawings.

Note to Applicant: Exhibit 7 of Bunt & Associates Transportation Review (dated July 15th, 2019) demonstrates Class B loading required to maneuver in close proximity to the LPT. This is not supported by Engineering.

29. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) Provision of improved interface of the parkade access and lane for efficient maneuvering of vehicle ingress/egress from both directions of travel in the lane.

Note to Applicant: Exhibit 3 of Bunt & Associates Transportation Review (dated July 15th, 2019) demonstrates that a vehicle exiting the ramp to the east will require a 3-point maneuver to complete the turn into the lane. This is not supported by Engineering.

- (b) Modification of grades on the main parking ramp.
  - (i) Ramp slopes must not exceed 12.5% after the first 20 ft. from the (property line/back of sidewalk). 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.
  - (ii) Ramps which have a 15% slope and are exposed to the weather must be heated.

30. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) Dimension of columns and column encroachments into parking stalls.
- (b) Dimensions for typical parking spaces.
- (c) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (d) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security

gates. These clearances must consider mechanical projections and built obstructions.

- (e) Additional partial section plan of the entire length of the main parking ramp to include section lengths, minimum vertical clearance, grades and elevations.
  - (f) Minimum required clearances for PMT and LPT to be shown on plans.
  - (g) Additional partial section plan through Class B loading to show minimum required vertical clearance.
  - (h) Areas of minimum vertical clearances labelled on parking levels.
  - (i) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - (k) Design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances. Racks must be usable for all ages and abilities.
  - (l) Minimum required dimensions for Class B bicycle spaces shown on plans.
  - (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
  - (n) The location of all poles and guy wires to be shown on the site plan.
31. An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopy encroaching onto Slocan Street. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).
32. 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.”*

### **Rainwater Management**

33. Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to BP Stage 2 issuance.
34. Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

35. Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services restricting the issuance of a Building Permit – Stage 2 until such time as the developer delivers a final RWMP acceptable to the City and has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system and attached the RWMP.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

## Housing

36. The proposed unit mix, including 38 one-bedroom units (60%), 20 two-bedroom units (32%), and 5 three-bedroom units (8%) is to 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.

37. The development should comply with the *High-Density Housing for Families with Children Guidelines*, and include the provision of:

- (a) An indoor amenity space adjacent to an outdoor common space area;

Note to Applicant: Further design development should consider options for adjacent indoor and outdoor spaces;

- (b) Outdoor amenity spaces, including the courtyard, should be suitable for a range of children's play activities; and,

Note to Applicant: the courtyard should incorporate play equipment or a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages.

- (c) A minimum of 2.3 sq. m. (24.7 sq. ft.) of bulk storage for each dwelling unit.

## 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 29 to 32, All of Lot 51, Town of Hastings Suburban Lands, Plan 406 to create a single parcel.
2. Release of Easement & Indemnity Agreements 545179M (commercial crossing) and A9135 (existing building encroachments) prior to building occupancy.

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

3. Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for the 1 Class (B) loading space between the commercial and residential uses and to label the space as 'Residential and Commercial Loading'.
4. Provision of a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks along East Hastings Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).
5. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.
  - (b) Based on the confirmed Fire Underwriter's Survey (FUS) Required Fire Flows submitted by R.F. Binnie & Associates Ltd. on July 3, 2019 no water main upgrades are required to service the development. Please submit a copy of the FUS calculations that is sealed by a professional engineer for our records.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Notes to Applicant:

- (i) Development to be serviced to the existing 300 mm SAN and 250 mm STM sewers in East Hastings Street.

- (ii) Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.
- (d) 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 to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (e) Provision of street improvements along East Hastings Street adjacent to the site and appropriate transitions including the following:
  - (i) 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
  - (ii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Hard surface treatment between the sidewalk and the building;
  - (iv) New curb and gutter with increased 50 mm gutter thickness along East Hastings Street;
  - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (f) Provision of street improvements along Slocan Street adjacent to the site and appropriate transitions including the following:
  - (i) 1.83 m (6 ft.) wide front boulevard with street trees where space permits;
  - (ii) Light broom finish saw-cut concrete sidewalk with a minimum width of 3.05 m (10 ft.) in front of the proposed retail unit and minimum 2.14 m (7 ft.) width for the remainder of the frontage;
  - (iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (iv) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
- (h) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing COV SL infrastructure.
- (i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Slocan Street adjacent to the site.

- (j) Provision of speed humps in the lane north of East Hastings Street between Slocan Street and Kaslo Street.
- (k) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (l) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- (m) 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.

## **Sustainability**

- 6. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

## **Housing**

- 7. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability 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) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into , prior to development permit issuance and prior to DCL calculations during building permit.
- (e) 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	2735 East Hastings Street Proposed Average Starting Rents
1-bedroom	\$1,942
2-bedroom	\$2,611
3-bedroom	\$2,977

- (f) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability 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.
- (g) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability 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 at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

### **Environmental Contamination**

8. If 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.

\* \* \* \* \*

**2735 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:

2735 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 #]            2735 East Hastings Street”

**DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059**

Amend Schedule C, by adding the following:

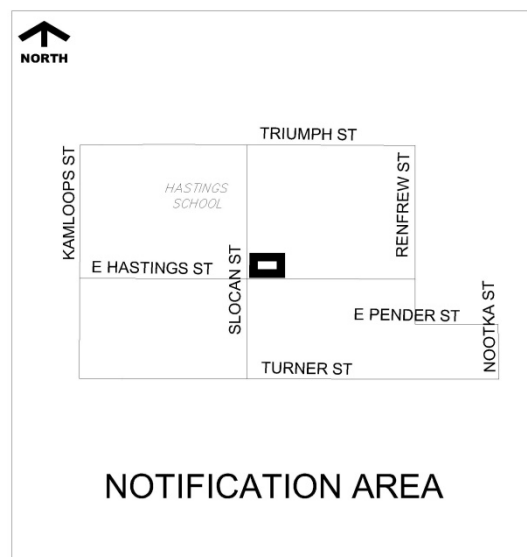
Address	By-law No.	CD-1 No.	Parking requirements
2735 East Hastings Street	[By-law #]	[CD-1 #]	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>[date of enactment of CD-1 By-law]</i> , except that there must be a minimum of 2 Class A loading spaces provided.

**2735 East Hastings Street  
ADDITIONAL INFORMATION**

**1. Public Consultation Summary**

**Public Notification**

A rezoning information sign was installed on the site on September 13, 2019. Approximately 1,030 notification postcards were distributed within the neighbouring area on or about September 17, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



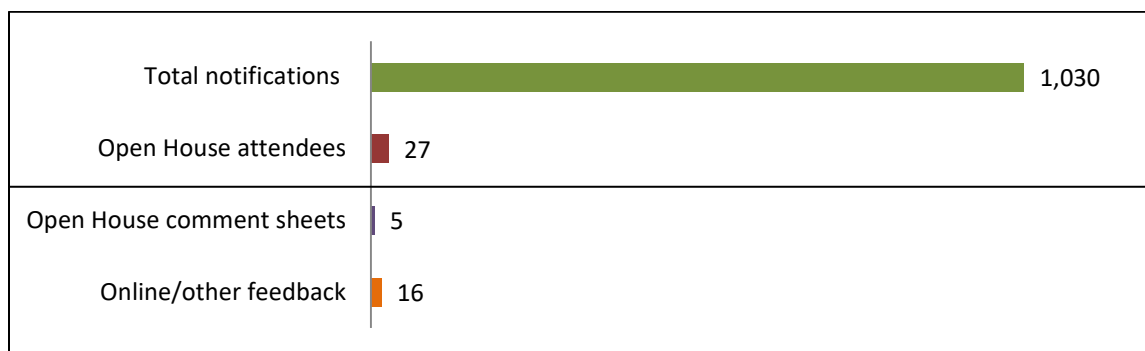
**Community Open House**

On October 7, 2019 a community open house was held from 5:00-8:00 pm at the Hastings Community Centre, 3096 East Hastings Street. Staff, the applicant team, and a total of approximately 27 people attended the open house.

**Public Response**

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

- 5 comment sheets, and 16 letters, e-mails, online comment forms, and other feedback were received from the public in response to the October 7, 2019 open house.



\* Note that all reported numbers above are approximate

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

*Generally, comments of support fell in the following areas:*

- **Affordable housing:** The city needs more affordable housing, especially for families, and this proposal would respond to this need.
- **Building design:** Overall support for the proposed building design and the inclusion of courtyards, with one respondent noting that this design is more attractive than the purpose built rental building on Kaslo Street.
- **Location:** The proposed site is situated in an ideal location for densification due to its proximity to businesses, amenities, public transit, and schools.
- **Neighbourhood context:** The community would have more social cohesion due to the addition of this project in the neighbourhood.
- **Parking within the development:** Appreciate the number of vehicle parking spaces proposed within the development, while ensuring that there is still enough street parking.
- **Family oriented units:** Appreciate the number of proposed three-bedroom family units as it is needed in the city.
- **Overall support:** Respondents cited overall support for the proposed project.

*Generally, comments of concern fell into the following areas:*

- **Building height, massing, and density:** The six-storey height of the proposed building would be more appropriate at four storeys due to its situation on a hill. Four storeys would also ensure neighbouring homes receive sunlight and the development is aligned with the *Hastings Sunrise Community Vision*.

- **Traffic increase:** Traffic calming measures are needed to ensure better safety for children at Hastings Elementary School. Respondents are concerned with vehicles diverting to the back lane and causing further traffic congestions.
- **Retention of local businesses:** Rezoning the site would result in the displacement of local businesses. The opportunity for existing businesses to return to the new development with the same level of affordability would be appreciated.
- **Parking within the development:** The proposed number of parking spaces could be lowered due to the site's proximity to public transit. The inclusion of car share parking spaces would be beneficial as well.
- **Property value:** The development would result in property devaluation of neighbouring houses.
- **Development in the neighbourhood:** Further rezonings and development such as this project are not beneficial to the neighbourhood.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*General comments of support:*

- Appreciate that the development is using passive house standards.
- The proposal would allow people to live close to work and reduce commute length.
- The number of proposed bicycle parking is appropriate.
- The height is supported, but would prefer if the development is two storeys higher.
- Appreciate the building setback as it aligns with the *Grandview-Woodland Community Plan*.
- Appreciate the added greenery and landscaping in the proposal.

*General comments of concern:*

- The construction of the proposal will be disruptive to the neighbourhood with a question on where contractors would park.
- There would not be enough amenities and services to support the development.
- Schools are at capacity in the area and would not be able to support this development.
- Street parking is already limited and the proposal would worsen the situation.
- Concern that this development would set precedence on other corner sites along Hastings Street.
- The development could shadow neighbouring residence, especially during winter solstice.

*Neutral comments/suggestions/recommendations:*

- Would like to see more three-bedroom family units as part of the proposal.
- Question whether taxes would increase as a result of the proposed development.
- Question on whether the bicycle parking area is secured to ensure residents would use the space.
- Many renters take the bicycle or public transit rather than drive, this development would not contribute to traffic issues.
- Would like to see a smaller commercial footprint in the proposal so local businesses can afford the spaces as they contribute to the neighbourhood character.
- Adding two additional floors to the original zoning is a way for developers to make profit.
- The purpose built rental building on Kaslo Street is already adequate to provide affordable housing, there is no need for another development at this site.
- This development would not contribute to noise concerns.
- Would prefer if there is no new CD-1 zone created for this proposal due to the complex zoning system.
- The location is not suitable for a large site of this level of density.
- This neighbourhood is a vibrant community and the target population of the proposed developed is not aligned with the neighbourhood character.

## **2. Urban Design Panel**

The Urban Design Panel (UDP) reviewed this application on October 30, 2019. The application was supported with recommendations.

### **EVALUATION: Support with Recommendations (7-0)**

#### **Introduction:**

Rezoning Planner, Robert White, began by noting this is a rezoning application for a site on the northeast corner of East Hastings Street and Slocan Street in the Hastings-Sunrise neighbourhood.

The site is comprised of four parcels zoned C-2C1 (Commercial), currently developed with a two-storey commercial building. C-2C1 zoning generally extends east to Renfrew Street, and C-2C zoning extends from Slocan Street west to Nanaimo Street. Properties along Hastings under these zones are developed as one to four-storey buildings. Sites to the north and south beyond the lanes are zoned RS-1. Amenities are within walking distance include the Hastings Vancouver Public Library branch, two elementary schools, as well as Hastings Park and the Hastings Community Centre approx. 350 m and 650 m to the east, respectively. In 2016 Council approved a similar proposal at 2805 East Hastings St, now occupied, for a six-storey purpose-built rental building with a five-storey internal courtyard. A nearby rezoning application for another six-storey mixed-use rental building 1 block to the west, at 2601 East Hastings Street is under review.

This application is in response to Rental 100, or the *Secured Market Rental Housing Policy*, which allows for consideration of increases in C-2C1 zones of up to six storeys and commensurate achievable density for projects where 100 per cent of the residential floor space is rental. There's no maximum FSR under this policy, however typical Rental 100 projects fall between 3.2 and 3.6 FSR.

Approved directions within the *Hastings Sunrise Community Vision* related to this site include providing continuous, community-friendly, shops and services on the ground floor, and providing wider sidewalks for improved safety and comfort.

This proposal is to rezone the site from C-2C1 to CD-1 to permit a six-storey, mixed-use building with a total of 63 secured market rental residential units and commercial units at grade. It proposes an FSR of 3.68 and a height of approximately 21 m (69 ft.).

- The proposal includes two levels of underground parking
- And a unit mix of approximately 40 per cent family units

Development Planner, Ryan Dinh, began by noting the site is located in the neighborhood shopping area on East Hasting Street, which is currently 85 ft. wide. An 18 ft. setback from the existing curb will be required to enhance the sidewalks. The immediate context includes single family houses across to the lane, adjacent four-storey building in the East.

The proposed building has six storeys with retails at grade, five residential-storeys in the courtyard form. The fifth and sixth level are set back from the north to minimize impact to the single family houses.

Five-storey courtyard is 22 ft. measured from balconies, noting that current design guidelines only anticipate three-storey courtyard, with a height/width ratio of 1.5 to 1.0 for sufficient daylight access. While the proposed building is deeper due to the courtyard, the scheme allows opportunity for more family units with bedroom having windows facing the courtyard to improve ventilation. Common outdoor amenity space is located on the rooftop, courtyard, and main floor, which connects to an indoor amenity room.

Grades at lane are higher than at street, with 5 ft. grade change from North West to North East corner. Therefore, the first portion of parking ramp is parallel to the lane to provide enough headroom to parkade.

Advice from the Panel is sought on the following:

1. Does the Panel support the form and massing of the building, particularly in relation to the immediate neighbouring properties in the North and East side?
2. Comments on the performance of courtyard design, particularly in relation to the usability of the courtyard, and the livability of the dwelling units.
3. Preliminary comments on architectural expression and materiality to inform the future development permit application.

The planning team then took questions from the panel.



### Applicant's Introductory Comments:

The applicant noted the site sits on the corner, which is the high point of Hastings and Slocan, which is an ideal location for view, and is proximal to school, park, retail services, and transit corridor.

Due to the limitations of the site, an L shape parking entrance ramp was created. The increased exterior wall surface and stepped roofs make energy compliances more difficult. The courtyard form supports interactions among residents and maximizes the number of family units, which addresses the social isolation and affordability.

The courtyard has been widened to 30 ft. measured from the exterior wall faces. Above level six, glass canopies have been introduced to increase light into the courtyards. There are accent colors around the exterior. The project presents natural light from the courtyard, indoor and outdoor amenity communication, a place to dwell, sit and meet neighbors.

There is an amenity room and terrace off on Slocan to enliven and activate the public space. Other common amenity spaces include a smaller multipurpose room on Level one, courtyard on Level two, and rooftop terrace.

Since this is a corner site on a high point, a strong corner expression was carefully considered. The restaurant on the corner helps animate the public realm. Retails with canopy treatment lighten up along Hasting Street.

Strategies to meet Low Emissions Green Building include high performance envelope design, high performance windows and sizing, and energy-star appliance selections. The window to wall ratio is below 30 per cent.

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. Avini-Besharat and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with the following recommendation to be reviewed by City Staff:

- Design development of the lane interface to buffer from the loading and service area to the residential to the north;
- Design development to improve visual porosity to the courtyard.

### Related Commentary:

The panel generally supported the project through the Rental 100 policy with further design development for DP stage.

General support of the building form and massing, noting the 4 ft. nooks on the north allows for some personalization.

Some improvements were recommended, including a kid play area to enhance the roof top amenity space, the façade along Slocan Street, robust window and canopy details reflecting the character of Hasting Street, and landscape on the South West corner.

There were some concerns about the privacy of bedrooms facing courtyard, the usability of the courtyard and the noise it may create. Therefore, some acoustic treatment should be provided. It was noted that the project could benefit from detailing, handrails, doors, furniture, colour, and lighting, etc. and should avoid relentless guardrails.

Recommendation of trellising and greenery at the ground level of the lane to enhance the lanescape, which would also be beneficial to upper level units.

It was also recommended that the electrical room be relocated to allow outlook from the elevator to the courtyard.

\* \* \* \* \*

2735 East Hastings Street  
FORM OF DEVELOPMENT DRAWINGS

Site Plan / Ground Floor Plan

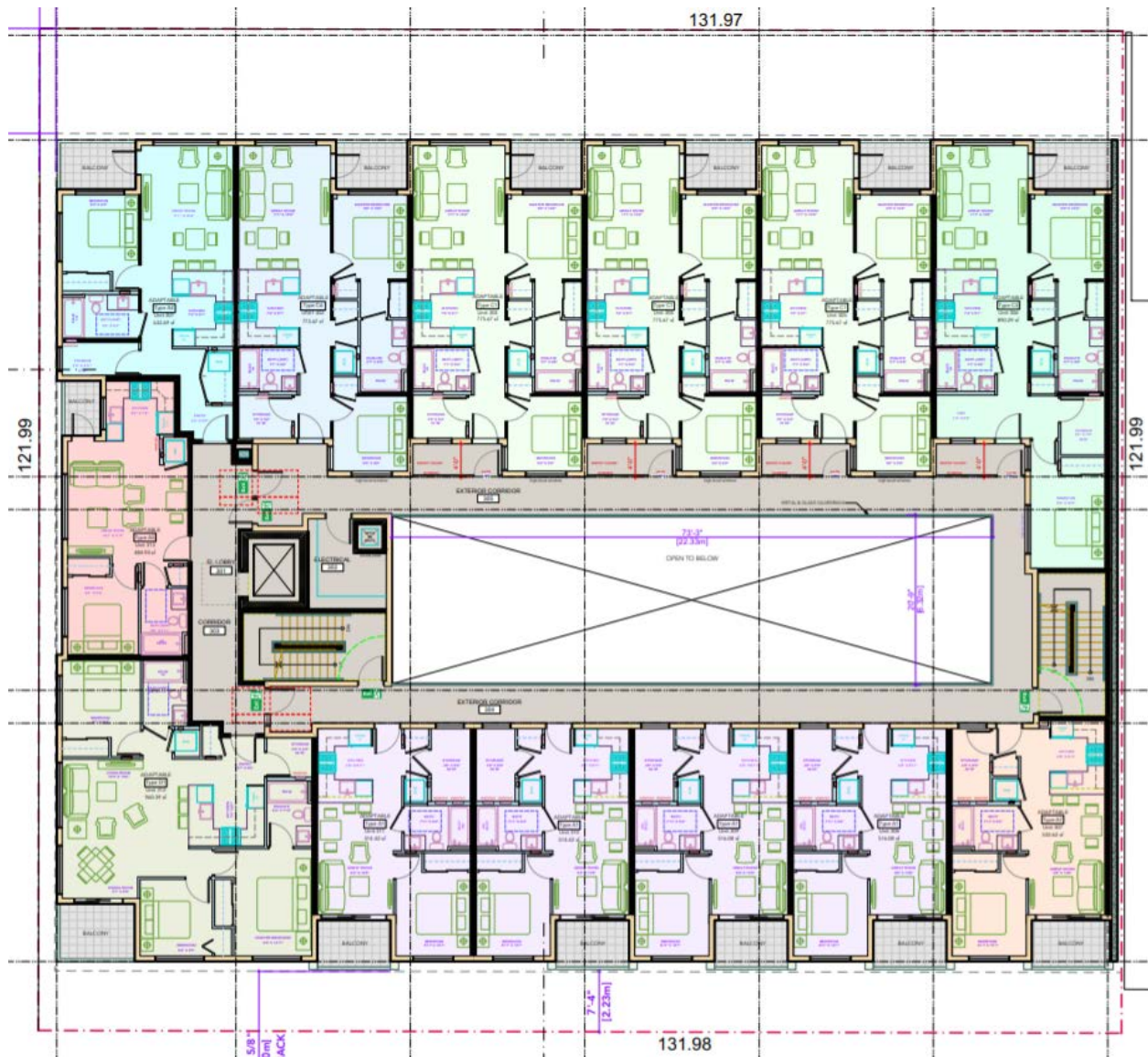


Level 2 Floor Plan

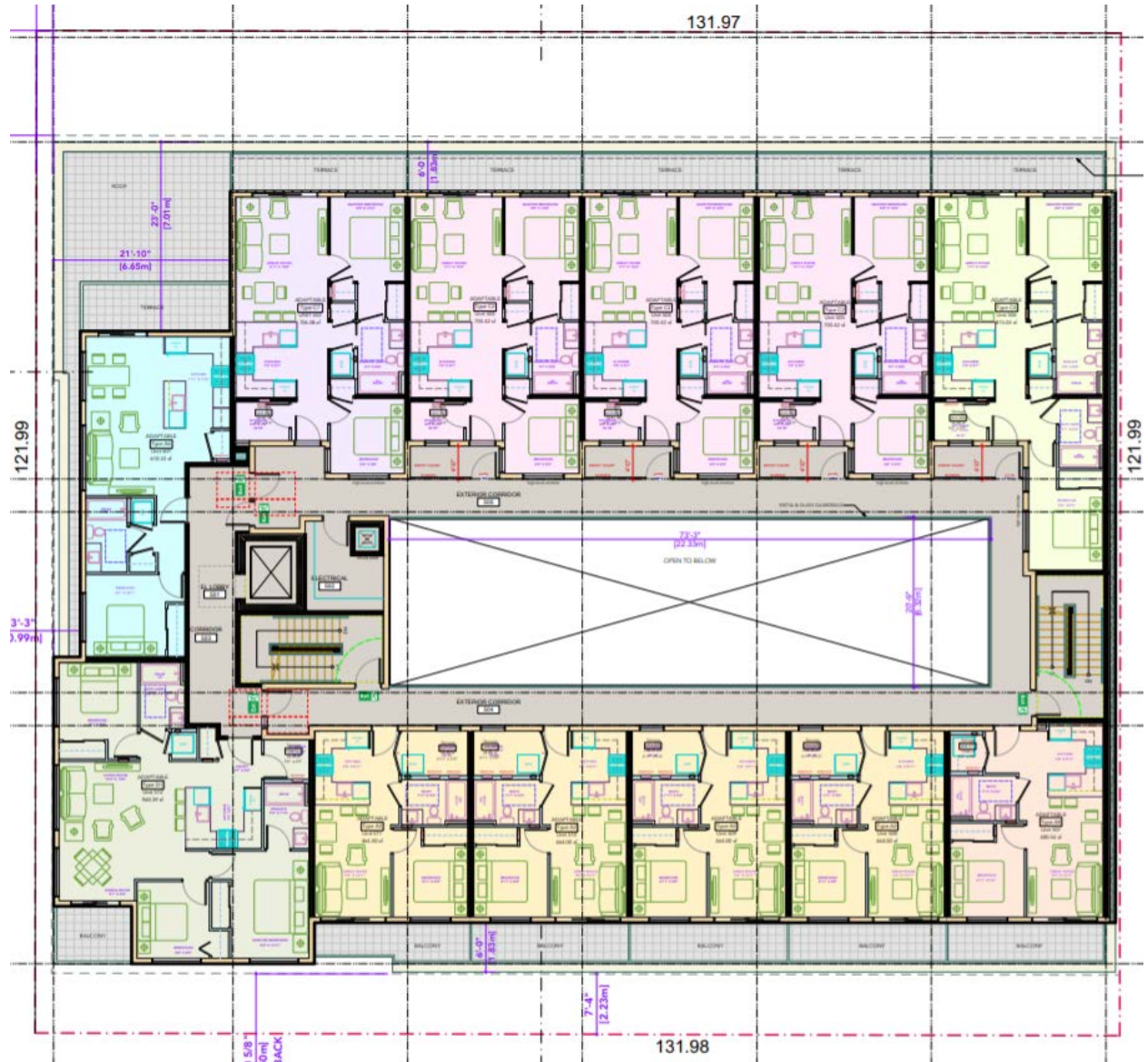




Levels 3-4 Floor Plan

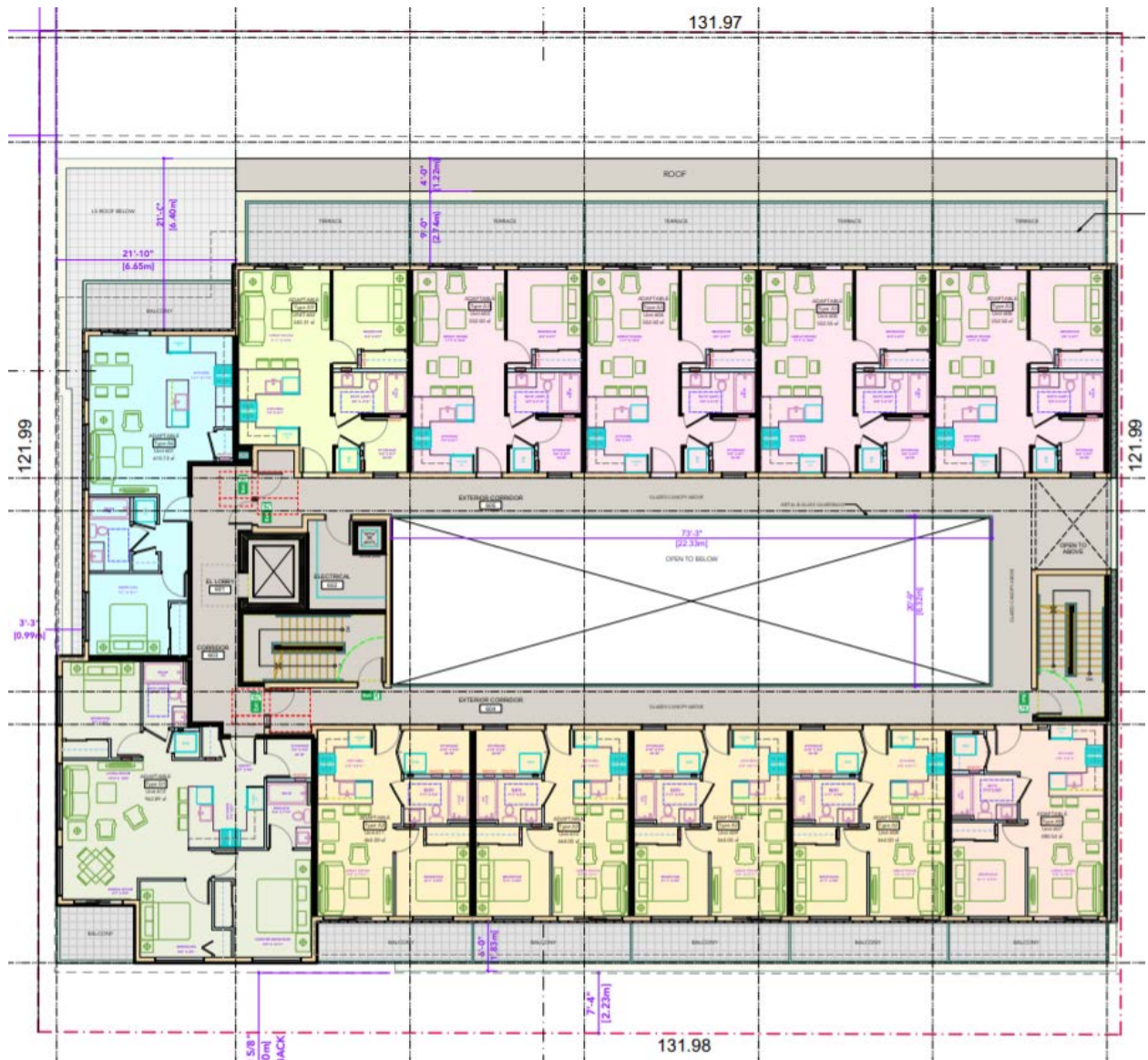


### Level 5 Floor Plan

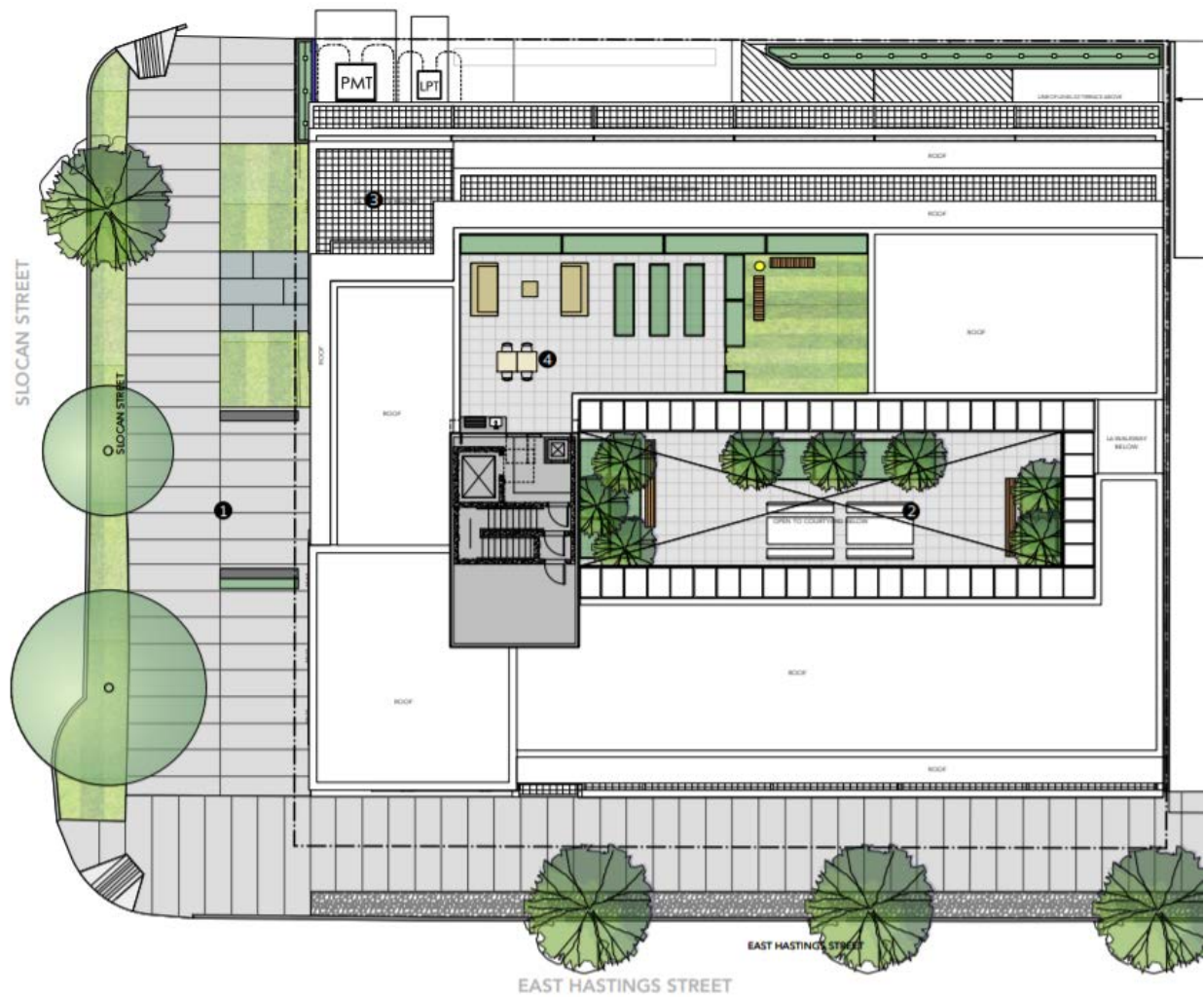




Level 6 Floor Plan



Overall Landscape Plan





### South Elevation (East Hastings Street)



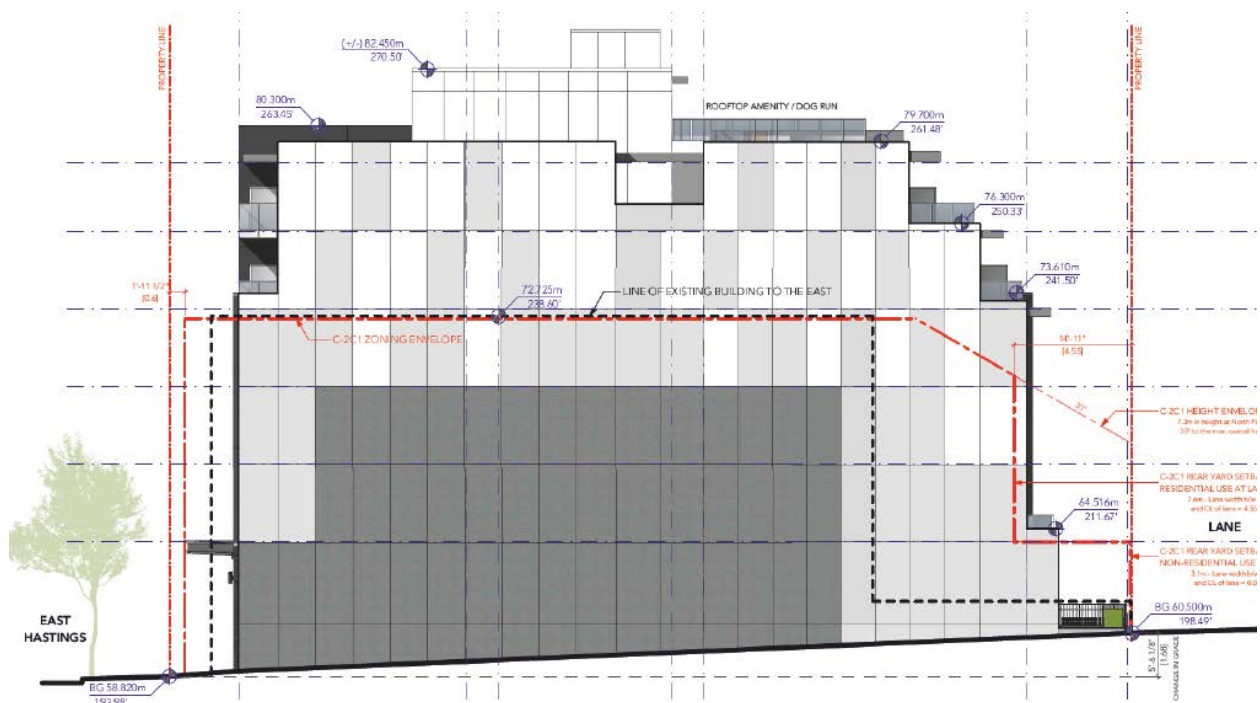
### North Elevation (Lane)



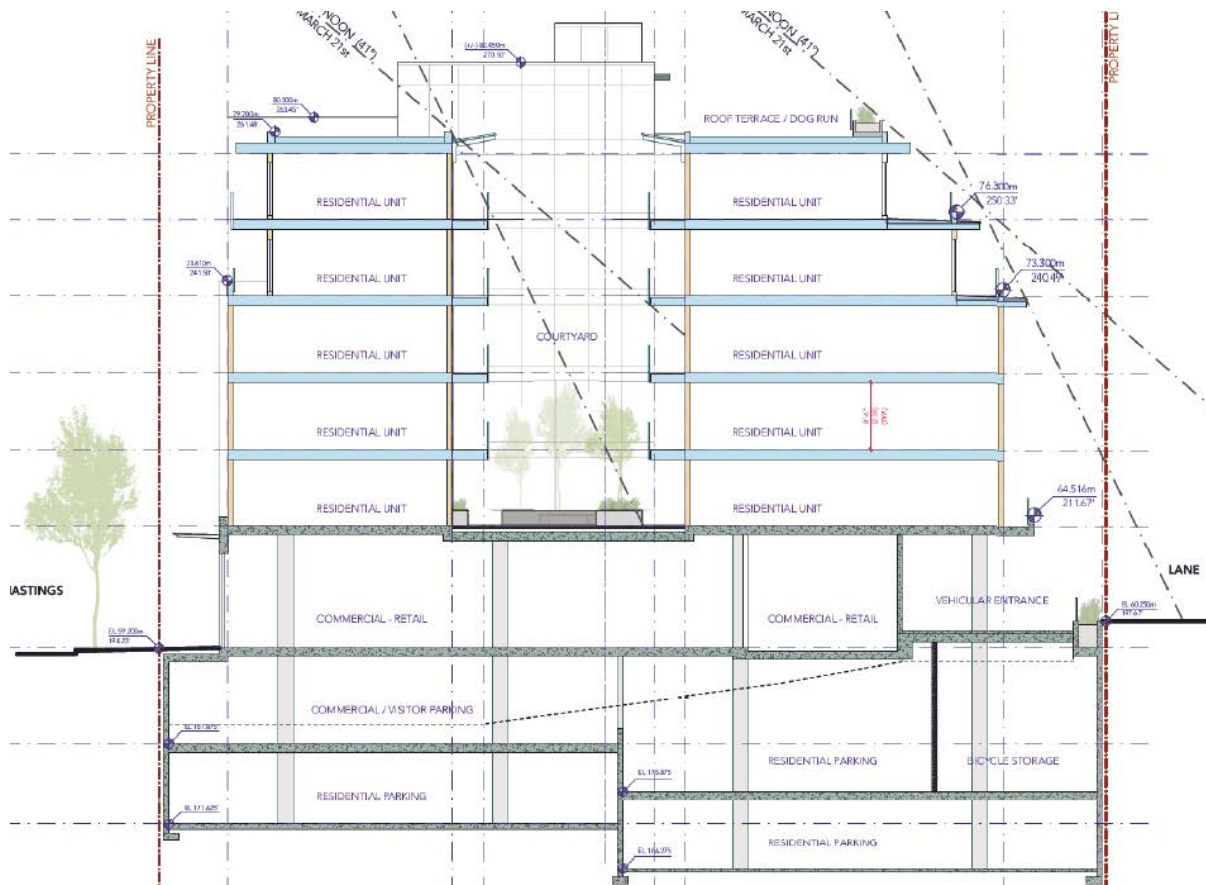
## West Elevation (Slocan Street)



## East Elevation



### Courtyard Section (North-South)





Courtyard Section (East-West)



Shadow Studies

SPRING EQUINOX



MARCH 20 - 10AM



MARCH 20 - 12PM



MARCH 20 - 2PM

SUMMER SOLSTICE



JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM

FALL EQUINOX



SEPTEMBER 23 - 10AM



SEPTEMBER 23 - 12PM



SEPTEMBER 23 - 2PM

**Aerial Perspective with Context (Looking North-West)**



**Aerial Perspective with Context (Looking South-East)**



**2735 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 all the proposed dwelling units will not be greater than specified in the DCL By-law.

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit size</b>	<b>Proposed average unit size</b>
Studio	0	42 sq. m (452 sq. ft.)	n/a
1-bedroom	38	56 sq. m (603 sq. ft.)	40 sq. m (434 sq. ft.)
2-bedroom	20	77 sq. m (829 sq. ft.)	63 sq. m (684 sq. ft.)
3-bedroom	5	97 sq. m (1,044 sq. ft.)	80 sq. m (863 sq. ft.)

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

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit rent</b>
Studio	0	\$1,641
1-bedroom	38	\$1,942
2-bedroom	20	\$2,611
3-bedroom	5	\$2,977

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.

\* \* \* \* \*

**2735 East Hastings Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Six-storey, mixed-use buildings with 63 secured rental units and commercial uses at grade.

**Public Benefit Summary:**

The proposal would provide 63 secured rental housing units through a Housing Agreement for the life of the building or 60 years, whichever is longer. The project would also contribute a DCL payment for the commercial floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-2C1	CD-1
FSR (site area = 1,495.7 sq. m. (16,100 sq. ft.))	3.00	3.68
Buildable Floor Space (sq. ft.)	48,300	59,301
Land Use	Mixed-use	Mixed-use

**Summary of Development Contributions Expected under Proposed Zoning**

City-Wide DCL <sup>1</sup>	\$110,709
City-Wide Utilities DCL <sup>1</sup>	\$38,250
<b>Total</b>	<b>\$148,959</b>

**Other benefits (non-quantified):** 63 rental housing units secured for the longer of 60 years and the life of the building.

<sup>1</sup> Based on rates in effect as of September 30, 2019; 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.

\* \* \* \* \*



**2735 East Hastings Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Property Identifier (PID)	Legal Description
2735 East Hastings Street	015-298-370	Lot 29 of Lot 51 Town of Hastings Suburban Lands Plan 406
	015-298-388	Lot 30 of Lot 51 Town of Hastings Suburban Lands Plan 406
	015-298-400	Lot 31 of Lot 51 Town of Hastings Suburban Lands Plan 406
	015-298-418	Lot 32 of Lot 51 Town of Hastings Suburban Lands Plan 406

**APPLICANT INFORMATION**

<b>Applicant/Developer</b>	Chard Development
<b>Property Owner</b>	Slocan And Hastings Holdings Ltd.
<b>Architect</b>	BHA Architecture Inc.

**SITE STATISTICS**

<b>Site Area</b>	1,495.7 sq. m (16,100 sq. ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed
<b>Zoning</b>	C-2C1	CD-1
<b>Uses</b>	Mixed-Use	Mixed-Use
<b>Max. Density</b>	3.00 FSR	3.68 FSR
<b>Floor Area</b>	4487.2 sq. m (48,300 sq. ft.)	5,509.2 sq. m (59,301 sq. ft.)
<b>Maximum Height</b>	13.8m (45.3 ft.)	21.1m (69.3 ft.)
<b>Unit Mix</b>	N/A	<b>Market Rental</b> Studio        0 1-bed        38 2-bed        20 3-bed        5 <hr/> <b>Total        63</b>
<b>Parking, Loading and Bicycle Spaces</b>	Per Parking By-law	Vehicle Parking spaces – 61 Class A Bicycle spaces - 122 Class B Bicycle spaces – 4 Class B Loading Space – 1 Class A Loading Space – 2
<b>Natural Assets</b>	<b>Existing:</b> 0 on-site trees at grade 2 off-site City-owned trees	<b>Proposed (including existing):</b> 0 on-site trees at grade 6 off-site City-owned trees

\* \* \* \* \*