

MOTION

2. **Approval of Form of Development: 1015 East Hastings Street**

THAT the form of development for this portion of the site known as 1015 E Hastings Street be approved generally as illustrated in the Development Application Number DP-2021-00632, prepared by Low Hammond Rowe Architects Inc., and received, by Development Services, on February 18, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

<https://shapeyourcity.ca/1015-e-hastings>

1015 EAST HASTINGS

SHELTER, SUPPORTIVE HOUSING, AFFORDABLE HOUSING, SECURED MARKET RENTAL HOUSING, AND SOCIAL ENTERPRISE

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- D050 Horizontal Angle of Daylight Analysis
- D051 Horizontal Angle of Daylight Analysis



CONSULTANTS

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Professional Engineer (P.Eng.)
Professional Architect (P.Arch.)
Professional Planner (P.Plan.)
Professional Geotechnical Engineer (P.Geo.)
Professional Surveyor (P.Surv.)
Professional Environmental Engineer (P.Env.)
Professional Mechanical Engineer (P.Mech.)
Professional Electrical Engineer (P.Elec.)
Professional Civil Engineer (P.Civ.)
Professional Chemical Engineer (P.Chem.)
Professional Industrial Engineer (P.Ind.)
Professional Agricultural Engineer (P.Agr.)
Professional Biomedical Engineer (P.Bio.)
Professional Environmental Engineer (P.Env.)
Professional Environmental Scientist (P.Env.Sci.)
Professional Environmental Planner (P.Env.Plan.)
Professional Environmental Assessment (P.Env.Assess.)
Professional Environmental Impact (P.Env.Impact)



The undersigned is a member of the Engineering Council of British Columbia and is duly registered as a Professional Engineer (P.Eng.) in the Province of British Columbia. The undersigned is also a member of the Association of Professional Engineers and Geoscientists of British Columbia and is duly registered as a Professional Engineer (P.Eng.) in the Province of British Columbia. The undersigned is also a member of the Association of Professional Engineers and Geoscientists of British Columbia and is duly registered as a Professional Engineer (P.Eng.) in the Province of British Columbia. The undersigned is also a member of the Association of Professional Engineers and Geoscientists of British Columbia and is duly registered as a Professional Engineer (P.Eng.) in the Province of British Columbia.



Project Location

1015 East Hastings Street, Vancouver, BC

1015 E Hastings Street



Rev. Date Description

11	2020-04	Issued for DP-Phase Response
10	2017-08	DP Prior To Response
9	2017-08	DP Prior To Response
8	2017-08	DP Prior To Response
7	2017-08	DP Application - Final
6	2017-08	DP Application
5	2017-08	DP Application
4	2017-08	DP Application
3	2017-08	DP Application
2	2017-08	DP Application
1	2017-08	DP Application

Cover Page

NOT FOR CONSTRUCTION

A000

Drawn by: 1122
Checked by: 1122
Date: 2020-04-15
Scale: 1:1000

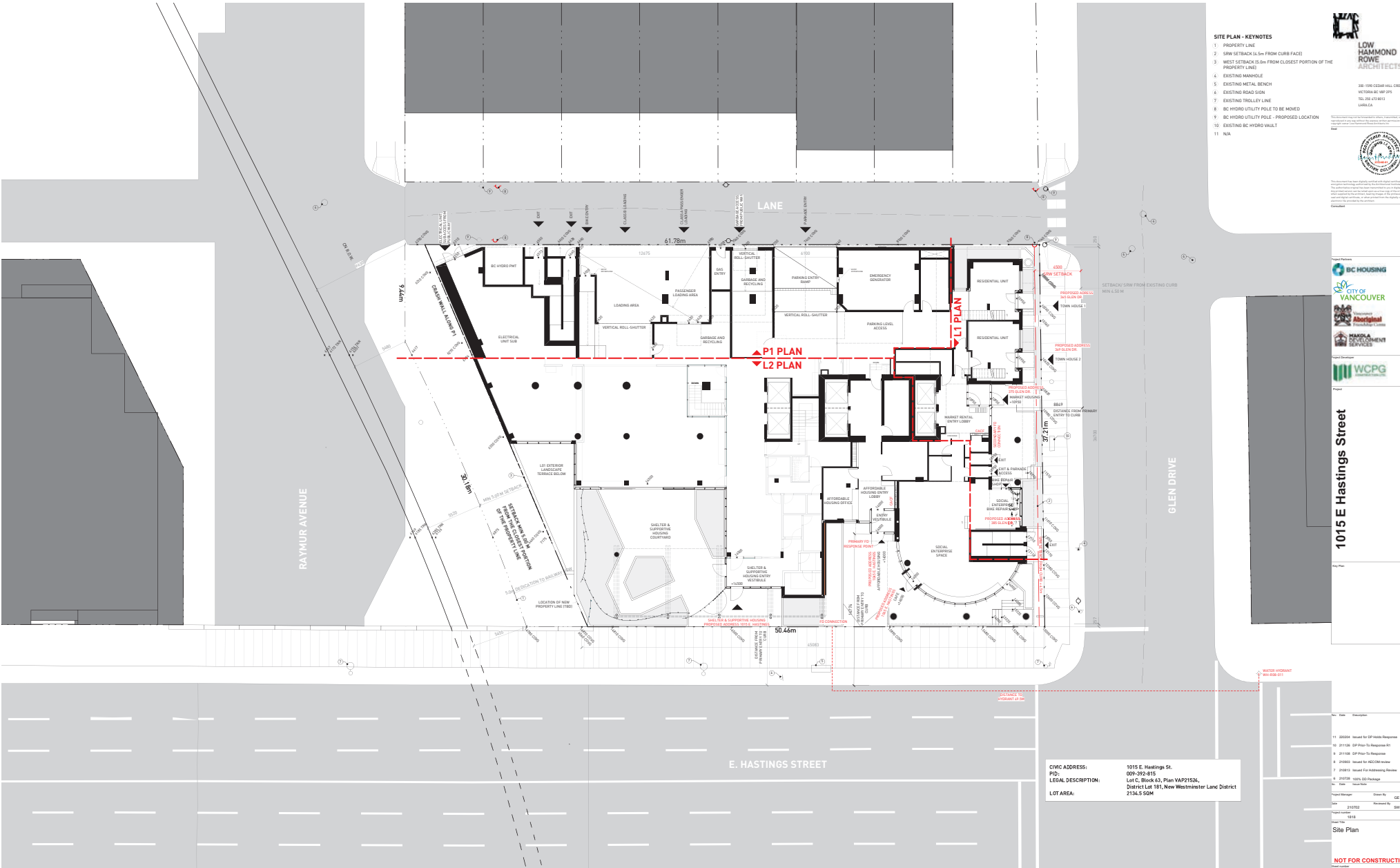


The undersigned hereby certifies that the undersigned is a duly Licensed Professional Engineer in the Province of British Columbia and is duly qualified to prepare and seal the drawings and documents herein.

- SITE PLAN - KEYNOTES**
- 1 PROPERTY LINE
 - 2 SIGN SETBACK (5.0m FROM CURB FACE)
 - 3 WEST SETBACK (5.0m FROM CLOSEST PORTION OF THE PROPERTY LINE)
 - 4 EXISTING HAWNDICE
 - 5 EXISTING METAL BENCH
 - 6 EXISTING ROAD SIGN
 - 7 EXISTING TROLLEY LINE
 - 8 BC HYDRO UTILITY POLE TO BE MOVED
 - 9 BC HYDRO UTILITY POLE - PROPOSED LOCATION
 - 10 EXISTING BC HYDRO VAULT
 - 11 N/A



1015 E Hastings Street
1015 East Hastings Street, Vancouver, BC



CIVIC ADDRESS: 1015 E. Hastings St.
PID: 009-292-815
LEGAL DESCRIPTION: Lot C, Block 63, Plan VAP21526,
District Lot 181, New Westminster Land District
LOT AREA: 2134.5 SQM

Rev	Description
11	202304 Issued for DP-Utility Responses
10	211126 DP Plan To Response BC
9	211126 DP Plan To Response BC
8	202302 Issue for AECOM Review
7	202303 Issued For Addressing Review
6	210708 100% CD Package
5	210708 100% CD Package
4	210708 100% CD Package
3	210708 100% CD Package
2	210708 100% CD Package
1	210708 100% CD Package

Site Plan

NOT FOR CONSTRUCTION



- MATERIAL LEGEND**
- 1 STOREFRONT GLAZING PER W11; DOUBLE GLAZE U-0.35 PER ENERGY MODELLING REPORT REQUIREMENTS
 - 2 STOREFRONT GLAZING SPANDREL PANEL PER W11A.05. THERMAL PERFORMANCE PER ENERGY MODELLING REPORT REQUIREMENTS
 - 3 FIBRE CEMENT OR WOOD PHENOLIC PANEL SYSTEM ON STUD WALL TRAINING PER W10.05.04. EFFECTIVE R-1.5 AS PER ENERGY MODELLING REPORT. COLOURS TBC
 - 4 CIP CONCRETE WALL PER W1
 - 5 PREFINISHED METAL PANEL CLADDING PER W5. EFFECTIVE R-1.2 OR AS REQUIRED BY ENERGY MODELLING REPORT. COLOURS TBC
 - 6 PREFINISHED METAL PANEL CLADDING PER W6. EFFECTIVE R-1.2 OR AS REQUIRED BY ENERGY MODELLING REPORT. COLOURS TBC
 - 7 PREFINISHED METAL PANEL CLADDING SIMILAR TO W4. UN-INSULATED. COLOURS TBC
 - 8 DOUBLE AND TRIPLE GLAZED RESIDENTIAL PUNCH WINDOW; PANEL, OPERABLE & DOOR WINDOW TO WALL. W10.01 MAX AIR U-0.35 PER ENERGY MODELLING REPORT; ACOUSTIC RATING AS REQUIRED BY ACOUSTIC REPORT
 - 9 GLASS GUARDRAIL. COLOURS TBC
 - 10 ACOUSTIC SCREEN AT SHAFT TOP COURTYARD. 2.5m ABOVE FINISHED FLOOR LEVEL. COLOURS TBC
 - 11 MECHANICAL EQUIPMENT ENCLOSURE. PERFORATED METAL PANELS
 - 12 STOREFRONT GLAZING PER W11. EXIT EXPOSURE PROTECTION PER W16. 3.3.3.13.12
 - 13 DECORATIVE LIGHTING APPEARANCE
 - 14 DECORATIVE CLADDING
 - 15 N/A
 - 16 N/A

PREFINISHED METAL PANEL & FIBRE CEMENT PANEL SYSTEM COLOUR PALETTE 'CEDAR/SUNSET'



1015 E Hastings Street
1015 East Hastings Street, Vancouver, BC



Rev. Date Description

11	202404	Issued for DP-Phase Response
10	211126	DP-Phase Two Response BC
9	211108	DP-Phase Two Response BC
8	210805	Issued for AEC/CM Tender
7	210415	Issued for Advertising Review
6	210128	100% CD Package
5	201101	Issue BC
4	200701	Issue BC
3	200701	Issue BC
2	200701	Issue BC
1	200701	Issue BC

Project Manager: [Name] Client: [Name]
Architect: [Name] Designer: [Name]
Project No: [Number] Revision: [Number]
Project Name: [Name]
Issue Date: [Date]

Elevation - South

NOT FOR CONSTRUCTION
A300



RAYMUR AVENUE

GLEN DRIVE

SHELTER & SUPPORTIVE HOUSING PROPOSED ADDRESS 1015 E HASTINGS ST

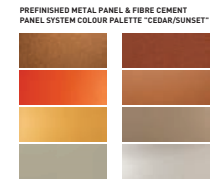
AFFORDABLE RENTAL HOUSING PROPOSED ADDRESS 1015 E HASTINGS ST

SOCIAL ENTERPRISE CUB PROPOSED ADDRESS 1015 E HASTINGS ST

10m SWINGBACK FROM CURB



- MATERIAL LEGEND**
1. STOREFRONT GLAZING PER W11. DOUBLE GLAZE U-0.35 PER ENERGY MODELLING REPORT REQUIREMENTS
 2. STOREFRONT GLAZING SPANDREL PANEL PER W11A.05. THERMAL PERFORMANCE PER ENERGY MODELLING REPORT REQUIREMENTS
 3. FIBRE CEMENT OR WOOD PHENOLIC PANEL SYSTEM ON STUD WALL FINISHING PER W12.05.05. EFFECTIVE R-1.34 AS PER ENERGY MODELLING REPORT. COLOURS TBC
 4. C/P CONCRETE WALL PER W1
 5. PREFINISHED METAL PANEL CLADDING PER W5. EFFECTIVE R-1.2 OR AS REQUIRED BY ENERGY MODELLING REPORT. COLOURS TBC
 6. PREFINISHED METAL PANEL CLADDING PER W1. EFFECTIVE R-1.2 OR AS REQUIRED BY ENERGY MODELLING REPORT. COLOURS TBC
 7. PREFINISHED METAL PANEL CLADDING SIMILAR TO W1. UN-INSULATED. COLOURS TBC
 8. DOUBLE AND TRIPLE GLAZED RESIDENTIAL PUNCH WINDOW; PANEL, OPERABLE & DOOR. WINDOW TO WALL. WATIO MAX. ARE. U-0.35 PER ENERGY MODELLING REPORT. ACOUSTIC RATING AS REQUIRED BY ACOUSTIC REPORT
 9. GLASS GUARDRAIL. COLOURS TBC
 10. ACOUSTIC SCREEN AT SHELF TOP COURTHOUD. 2.5m ABOVE FINISHED FLOOR LEVEL. COLOURS TBC
 11. MECHANICAL EQUIPMENT ENCLOSURE. PERFORATED METAL PANELS
 12. STOREFRONT GLAZING PER W11. EXIT EXPOSURE PROTECTION PER W16. 3.3.3.13.12
 13. DECORATIVE LIGHTING APERTURENANCE
 14. N/A
 15. N/A
 16. N/A



LOW HAMMOND ROWE ARCHITECTS

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Project Partners

BC HOUSING
CITY OF VANCOUVER
Aboriginal Business & Labour
MAYOLA ENVIRONMENT SERVICES

Project Consultant

WCPG

1015 E Hastings Street

1015 East Hastings Street, Vancouver, BC

Key Plan

Rev. Date Description

11	202404	Issued for DP-Phase Response
10	201108	DP-Phase 1a Response BC
9	211108	DP-Phase 1a Response BC
8	202005	Issued for AECOM Review
7	202003	Issued for Addressing Review
6	201708	100% CD Package
Rev.	Issue	Issue Date
Author	CE	
Checker	CE	
Project Manager	CE	
Date	21/07/22	Revised By
Project No.	1818	Revised By
Issue No.	1818	

Elevation - East

NOT FOR CONSTRUCTION

A301

Drawn on: 12/2
File name: 1015_000001_202202_CD_PACKAGE_RESPONSES.rvt
Project name: 1015_000001_202202_CD_PACKAGE_RESPONSES.rvt
File path:

SCALE: 1/75



1015 E Hastings Street
1015 East Hastings Street, Vancouver, BC



Rev. Date Description

11	2024-04	Issued for DP-Module Response
10	2024-03	DP-Plan To Response-01
9	2024-03	DP-Plan To Response-01
8	2024-03	Issued for AECOM-Module
7	2024-03	Issued For Addressing Review
6	2024-03	100% DP Package

Project Manager: [Name] Client: CBE
 Prepared: 2024/03/20 Reviewed By: BAW
 Project No: 1015
 Date: 2024-03-20

Elevation - North

NOT FOR CONSTRUCTION
A302

- MATERIAL LEGEND**
- 1 STOREFRONT GLAZING PER W11: DOUBLE GLAZE U-0.35 PER ENERGY MODELLING REPORT REQUIREMENTS
 - 2 STOREFRONT GLAZING SPANDREL PANEL PER W11A/B: THERMAL PERFORMANCE PER ENERGY MODELLING REPORT REQUIREMENTS
 - 3 FIBRE CEMENT OR WOOD PHENOLIC PANEL SYSTEM ON STUD WALL FINISHING PER W15/15A/B: EFFECTIVE R-12 AS PER ENERGY MODELLING REPORT, COLOURS TBC
 - 4 CIP CONCRETE WALL PER W1
 - 5 PREFINISHED METAL PANEL CLADDING PER W5: EFFECTIVE R-12 OR AS REQUIRED BY ENERGY MODELLING REPORT, COLOURS TBC
 - 6 PREFINISHED METAL PANEL CLADDING PER W6: EFFECTIVE R-12 OR AS REQUIRED BY ENERGY MODELLING REPORT, COLOURS TBC
 - 7 PREFINISHED METAL PANEL CLADDING SIMILAR TO W4: UN-INSULATED, COLOURS TBC
 - 8 DOUBLE AND TRIPLE GLAZED RESIDENTIAL PUNCH WINDOW, PANEL, OPERABLE & DOOR, WINDOW TO WALL, WATIO MAX ARE, U.S.23 PER ENERGY MODELLING REPORT; ACOUSTIC RATING AS REQUIRED BY ACOUSTIC REPORT
 - 9 GLASS GUARDRAIL, COLOURS TBC
 - 10 ACOUSTIC SCREEN AT SHAFT TOP COULTRATED, 2.5m ABOVE FINISHED FLOOR LEVEL, COLOURS TBC
 - 11 MECHANICAL EQUIPMENT ENCLOSURE, PERFORATED METAL PANELS
 - 12 STOREFRONT GLAZING PER W11: EXIT EXPOSURE PROTECTION PER W16: 3.2, 3.3, 3.13.10
 - 13 DECORATIVE LIGHTING APPURTENANCE
 - 14 N/A
 - 15 N/A
 - 16 N/A

PREFINISHED METAL PANEL & FIBRE CEMENT PANEL SYSTEM COLOUR PALETTE 'CEDAR/SUNSET'



GLEN DRIVE (Left side)

RAYMUR AVENUE (Right side)

Labels at base: PIP 1A2, GENERATOR INTAKE, GENERATOR FILL PORT, GENERATOR EXHAUST, PARKING ENTRY, GARAGE BAY ACCESS OF ROLL UP DOOR, NO VEHICLES ENTRY, ENTRY ENTRY, CLASS A PASSENGER LOADING, LOADING CLASS B ENTRY, BIKE ENTRY, EXIT STAIRS, PAINT ALCOVE, UNIT SUBSTATION EXTERIOR ACCESS

