



REFERRAL REPORT

Report Date: May 16, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15752
VanRIMS No.: 08-2000-20
Meeting Date: May 30, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 314-328 West Hastings Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Pacific Reach Properties, on behalf of:
- PR 314 Hastings Holdings Ltd., the registered owner of 314 West Hastings Street [Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs: 002-542-129 and 002-542-137, respectively]; and
 - PR 322 Hastings Holdings Ltd., Inc. No. BC1223547, the registered owner of 322 West Hastings Street [Lots 5 and 6 Block 26 District Lot 541 Plan 210; PIDs: 004-753-241 and 015-501-973, respectively]; and
 - PR 328 Hastings Holdings Ltd., Inc. No. BC122354, the registered owner of 328 West Hastings Street [Lot 5 Block 26 District lot 541 Plan 210; PID: 004-753-241];

to rezone the lands from DD (Downtown) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.00 to 8.56 to permit the development of a 12-storey, mixed-use building containing 128 secured market rental units, with at-grade commercial uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Atelier Pacific Architecture Inc., received April 28, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of 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 Planning, Urban Design and Sustainability.
- C. THAT subject to approval in principle of the rezoning, the existing buildings known as the Tip Top Tailors Building at 314 West Hastings Street [*Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs: 002-542-137 and 002-542-129, respectively*] and the J.B Mathers Real Estate Building at 328 West Hastings Street [*Lots 5 and 6 Block 26 District Lot 541 Plan 210; PIDs: 004-753-241 and 015-501-973, respectively*] (the “heritage buildings”) be added to the Vancouver Heritage Register in the ‘B’ evaluation category.
- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, 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.

- F. THAT Recommendations A to 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 314-328 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a 12-storey, mixed-use building with 128 secured market rental housing units and at-grade commercial space. Two of the existing heritage building front facades would be retained and added to the Vancouver Heritage Register, with their maintenance secured through a Heritage Restoration Covenant. The application meets the intent of the *Downtown Eastside Plan (Plan)* and would contribute 128 secured rental units, to advance the City's Housing Vancouver targets.

Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Downtown Eastside Plan (2014)
- Rezoning Policy for the Downtown Eastside (2014)
- Downtown Official Development Plan (1975, amended 2015)
- Victory Square Policy Plan (2005)
- Victory Square Guidelines (2006)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Housing Plan for the Downtown Eastside (2011)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Heritage Policies (2020)

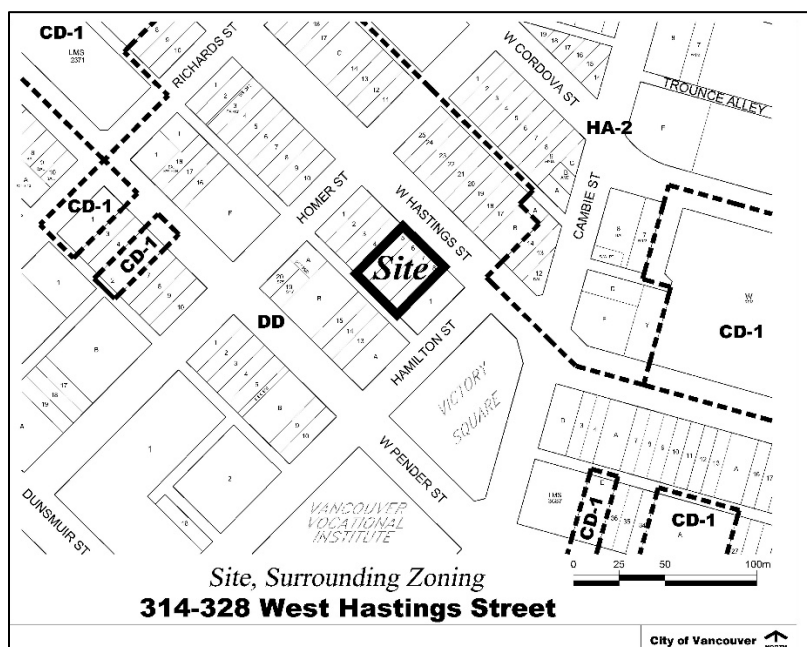
REPORT

Background/Context

1. Site Context

The subject site (see Figure 1) is comprised of four legal parcels fronting Hastings Street, between Homer and Hamilton Streets. The total site area is 1,158.3 sq. m (12,468 sq. ft.), with a frontage of 32 m (104 ft.) along Hastings Street and a depth of 36 m (118 ft.). The property is occupied by one three-storey concrete building constructed in 1948 and two 2-storey buildings constructed in 1904. The former building has been identified as having potential to be added to the Vancouver Heritage Register in the “B” category. The latter two buildings have not been evaluated for heritage value. However, they were identified by Heritage Action Plan consultants for having heritage potential. Five retail businesses occupy the site’s ground levels with office use above.

Figure 1: Site and Context



The site is west of Victory Square in the Downtown Eastside. The surrounding area has many low- and mid-rise heritage and character buildings all zoned DD (Downtown) District. This area is undergoing significant change with numerous developments under consideration or approved for up to 32 m (105 ft.).

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Victory Square (65 m), Cathedral Square (350 m), Sun Yat-Sen Gardens Park (650 m), Andy Livingstone Park (750 m), sḥəqəlxenəm ts'exwts'áxwi7 / Rainbow Park (850 m), Art Phillips Park (1 km), CRAB Park (1.3 km);
- **Cultural/Community Space:** Vancouver Film School (95 m), SFU Goldcorp Centre for the Arts (150 m), Woodward's Atrium (350 m), Vancouver Playhouse Theatre (400 m), Queen Elizabeth Theatre (400 m), Vancouver Film School Water Street (400 m); and

- **Childcare:** Woodward's YMCA Childcare (300 m), International Village Children's Centre (600 m), Atelier Children's Centre (700 m), Leslie Diamond Early Learning and Care Centre (750 m).

Local School Capacity – This site is located within the catchment area of Crosstown Elementary School and King George Secondary School. According to the Vancouver School Board (VSB)'s *Long Range Facilities Plan*, Crosstown Elementary School will be operating below capacity at 84% and King George Secondary School will be above capacity at 198%, both by 2031.

The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Plan* will serve as a framework with further implementation planning work to follow over the next two to four years.

Downtown Eastside Plan – Council approved the *Downtown Eastside Plan (Plan)* in March, 2014. The *Plan* guides future private and City investment and partnerships towards achieving integrated development that meets the needs and priorities of the whole community. The *Plan*'s policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver's most vulnerable citizens.

The subject site is located in the Victory Square Policy Plan area of the *Plan*, and is consistent with area C2 of the Downtown Official Development Plan (DODP). In this area, the *Plan* supports the continuation of a mixed-use neighbourhood with a mix of housing types, including market residential, social housing, secured rental housing, and affordable home ownership.

Rezoning Policy for the Downtown Eastside – In March 2014, Council approved the *Rezoning Policy for the Downtown Eastside*. The policy requires that new development be focused on specific areas identified for change in the *Plan* and outlines conditions where new development may be considered.

For sites in the Victory Square area, rezoning may be considered in accordance with the *Victory Square Policy Plan* and the *Plan*, which allow rezoning to be considered for market projects providing public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report (HNR)* prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent *HNR* when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. This application proposes to deliver market rental housing and is subject to this assessment. This application implements Council-approved direction on housing contained in the *Plan*, which is well supported by data and findings in the report.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and the *3 Year Action Plan* (2018-2020). These seek to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The strategy's targets were based on the core goals of retaining the diversity of incomes and households in the City, shifting housing production towards rental to meet the greatest need, and of coordinating action with government and non-profit partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the 10-year period, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. This rezoning will contribute towards the targets for purpose-built market rental units and family units.

Heritage Policies – The City's *Heritage Policies*, approved on March 10, 2020, encourage the conservation of heritage sites and features where possible. This includes the use of a restoration covenant as a tool to conserve heritage property.

Strategic Analysis

1. Proposal

The application is to rezone 314-328 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for 8.56 FSR, to allow a 12-storey, mixed-use building with 128 units of secured market rental housing in 9,098.4 sq. m (97,934 sq. ft.) of residential floor area and 820.5 sq. m (8,832 sq. ft.) of commercial space at grade. Two of the existing building front facades would be retained and added to the Vancouver Heritage Register. Parking for commercial uses only is provided off the lane, with bicycle parking in the rear of level one. No residential parking is proposed.

Figure 2: Proposed Front Elevation from West Hastings Street



2. Land Use

The existing zoning area is “C2” of the *Downtown Official Development Plan (DODP)* with land use also regulated by the *DODP*. The boundaries of area C2 are consistent with those of the Victory Square area of the *Downtown Eastside Plan (Plan)*.

To encourage a range of new housing units, including market and non-market housing, policy in this area allows consideration of rezoning applications to achieve public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation. This application is consistent with the Uses intended in the local policies.

3. Form of Development, Height and Density (See drawings in Appendix H)

Form of Development – The main characteristics of the Victory Square urban form are: narrow building frontages; a “sawtooth” street wall profile created by varying building heights; cubic massing, dense site coverage and robust continuous street walls; masonry as a predominant building material; features such as punched window openings and projecting cornices at the roof line; and contemporary architectural expression for new development.

For this application, the proposed design maintains and contributes to the scale and continuity of Hastings Street and the broader Victory Square Area, as anticipated in the *Victory Square Policy Plan* and *Victory Square Guidelines*. The building design is informed by its heritage context by employing a tri-partite (three-part) composition. The base of the building is integrated with two heritage facades and contributes to the character and scale of the street wall. The middle is made up of a repetitive pattern of solids and voids (windows) stepped back 4 ft. from the heritage façade. The top three floors have been stepped back an extra 2.1 m (7 ft.) to provide a shoulder height that relates to adjacent buildings, reduces apparent scale, and enhances shadow performance. In addition, due to the slope in grade up to the lane, an extra floor has been added to the rear half of the massing while also providing a generous open area at the front of the buildings for shared open space.

The *Victory Square Policy Plan* requires that shadows cast by new developments on the south side of a street should not extend beyond the curb on the opposite side of the street at noon on the spring and fall equinoxes. In response to this criteria, floors 9 to 11 are proposed to be set back by 3.6 m (12 ft.) from the Hastings Street property line to preserve sunlight access.

Height – The maximum permitted height for this area is 22.9 m (75 ft.). A discretionary increase to 32.0 m (105 ft.) can be considered for sites where social housing comprises a minimum of two-thirds of the floor space on a site, or if secured market rental housing comprises all of the residential units.

A building height of 33.23 m (109.0 ft.) is proposed. While policy for this area limits heights to 32.00 m (105.0 ft.), in reviewing the application, staff support a 1.5 ft. height increase to a maximum building height of 32.46 m (106.5 ft.). This increase allows for the provision of 8 ft. ceiling heights which improves unit livability. The additional height would only apply to a modest rear portion of the building and would not be visible from Hastings Street.

Density – The DODP allows for a density of 5.0 FSR for all uses, with residential uses limited to a maximum of 3.0 FSR. Under the DODP, a discretionary increase in density to 6.0 FSR can be considered if social housing comprises a minimum of two-thirds of the floor space ratio or if secured market rental housing comprises all of the residential units, provided a site has a

maximum frontage of 23 m (75 ft.). This application qualifies for consideration of additional density.

Urban Design Panel (UDP) – The rezoning application and the proposed form of development received support from the UDP on August 3, 2022 (see Appendix D).

4. Heritage

The “Tip Top Tailors” building at 314 West Hastings Street (Figure 3) was built in 1948 and features an unusual but exuberant modernist expression meant to draw customers into a futuristic retail experience. The two-storey “J.B Mathers Real Estate Building” at 328 West Hastings Street was built in 1904 and is one of the oldest structures in the area. Its features include brick details, cast iron piers, and a lofty retail space characteristic of storefronts of this era. Site photographs and Heritage Statements of Significance are provided in Appendix F and G, respectively.

Figure 3: Historic Photo along 300 Block of Hastings Street



The City's *Heritage Policies* state that in the context of a rezoning, heritage property listed on the Vancouver Heritage Register (VHR) must be fully conserved. In this case, while staff have identified the buildings as having some significance, they are not currently listed on the VHR. Given this application's provision of secured market rental housing, which is a priority use for this area, staff support facade-only retention. This direction would further contribute to the local street expression and serve a tangible legacy to the area's varied development history.

The application proposes to retain the two individual front building facades. A Conservation Plan will be reviewed and finalized at the development permit stage to ensure the protection of the facades, as well as to ensure that both facades are added to the VHR in the 'B' evaluation category. As a condition of enactment of the CD-1 By-law, the long term maintenance of the facades is to be achieved by a Heritage Restoration Covenant (Land Title Act Section 219 Restrictive Covenant) which is to be completed and registered on title to the lands (see

conditions in Appendix B). The Vancouver Heritage Commission reviewed the proposal on July 11, 2022 and unanimously supported the application (see Appendix E).

5. Housing

The *Housing Vancouver Strategy (Housing Vancouver)* and associated *3-Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing affordability in Vancouver. This application, if approved, would add 128 rental housing units, which would contribute to *Housing Vancouver* targets (see Figure 4).

Figure 4 Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental and Below-Market Rental Housing as of December 31, 2022

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,813 (74%)
	Below Market Rental	4,000	1,228 (31%)
	Total	20,000	13,041 (65%)

*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.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the East Hastings area, which this site is located, is 0.5%. A vacancy rate of 3% to 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – The average market rents in newer rental buildings on the Eastside are shown in Figure 5. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5.

Housing Mix – This proposal would deliver a variety of unit types in the form of secured market rental housing. In 2014, Council adopted the *Downtown Eastside Plan*, which includes a policy that requires a minimum of 25% family units. The proposed unit mix includes 28% family units (including 15 two-bedroom and 21 three-bedroom units) thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All units in the proposed development would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Existing Tenants – The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy (TRPP)*. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's *TRPP*.

Figure 5: Average Rents for Units on the Eastside of Vancouver

Unit	Newer Rental Buildings – Eastside			Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Average Unit Size (sq. ft.)	Average Market Rent ¹	Annual Income Required to Afford Average Market Rent	Monthly Costs of Ownership ²	Annual Income Required to Afford Monthly Costs	Down Payment at 20%
Studio	520	\$1,653	\$66,120	\$2,200	\$88,000	\$79,550
1-bed	774	\$1,925	\$77,000	\$2,885	\$115,400	\$108,000
2-bed	833	\$2,619	\$104,760	\$3,809	\$152,360	\$141,300
3-bed	1,053	\$3,212	\$128,480	\$5,565	\$222,600	\$213,000

¹ Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Eastside of Vancouver

² Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

6. Transportation and Parking

The site is well served by public transit. Waterfront and Granville SkyTrain stations are within 400 m (a five-minute walk), and bus service is available on Hastings, Pender and Cordova Streets. There are a number of cycling networks nearby, including on Hornby, Richards and Dunsmuir Streets, which feature separated “All Ages and Abilities” bicycle lanes.

Vehicle and bicycle parking are proposed at grade, with access from the lane. The application proposes no residential vehicle parking spaces, one accessible space, seven commercial spaces and 272 Class A bicycle spaces. The application is to comply with the Parking By-law at the development permit stage. A Transportation Demand Management (TDM) Plan has been provided, which seeks a reduction in the number of parking spaces in lieu of sustainable transportation options. Engineering conditions set out in Appendix B address parking requirements and include lighting and signal upgrades at the corner of Hastings and Homer Streets; sidewalk, street lighting, and parking sign improvements; a partial reconstruction of the laneway; and new bus stop amenities.

7. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. This application has opted to satisfy the *Green Buildings Policy for Rezoning*s (May 2018) under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. Conditions are included in Appendix B.

Green Assets – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that meet certain conditions. The intent is to 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 for resilient and healthy natural systems in urban areas.

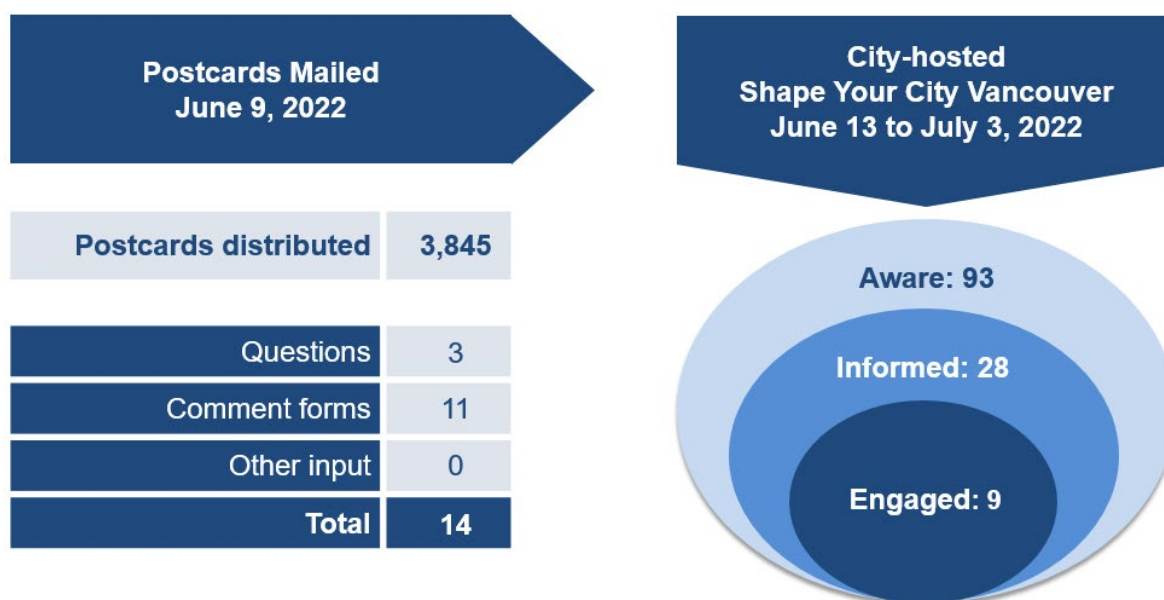
There are no existing on-site trees and two by-law-sized trees on City property. The applicant is to coordinate with the Engineering Department and Park Board to manage street trees on Hastings Street. The landscape plan includes urban agriculture and green roof sections on the rooftop. Landscape conditions in Appendix B support the increased provision of landscape features along the lane and around all entry areas.

8. Public Input

Public Notification – A rezoning information sign was installed on the site on June 2, 2022. Approximately 3,845 notification postcards were distributed within the neighbouring area on or about June 9, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from June 13 to July 3, 2022 on the *Shape Your City* platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. A digital model was posted for online viewing. 93 people signed onto the project webpage to view the rezoning proposal.

Figure 6: Overview of Notification and Engagement



Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 11 submissions were received. Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, density, and surrounding context:** The proposed rezoning conforms to the height, massing, and density of the *Downtown Eastside Plan* and is a welcome addition to the neighbourhood.
- **Parking:** The minimal parking requirements are supported. Respondents were in favour of additional bicycle parking over vehicular parking spaces.

Generally, comments of concern fell within the following areas:

- **Gentrification:** Lack of affordable rental will lead to gentrification, which will price-out and displace people from the neighbourhood.

Response to Public Comments

Gentrification: There are currently no residential tenants in the existing buildings. For new tenants, the City does not set a starting rental rate but annual rent escalations are limited to the Province's maximums, which is designed to manage rent increases. Further, a Housing Agreement secures the building as purpose-built rental which prohibits the conversion to strata, thereby retaining units within the City's rental housing stock. The *Downtown Eastside Plan* supports delivery of a range of rental tenures including market rental units. Providing opportunities for purpose built secured rental units supports the overall housing shortage.

9. Public Benefits

Community Amenity Contributions (CACs) – The site is subject to a negotiated CAC. Real Estate Services staff have reviewed the project and concluded that after factoring the costs of securing all residential units as secured rental housing units and heritage premium costs associated with the retention of the two building facades, no CAC is required.

Development Cost Levies (DCLs) – The site is subject to City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

The project is eligible for a waiver of the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

Based on rates in effect as of September 30, 2022 and the proposed 9,098.4 sq. m (97,934 sq. ft.) of residential and 820.5 sq. m (8,832 sq. ft.) of commercial floor area, \$3,344,028 of DCLs would be expected from this project.

Public Art Program – The application is subject to a public art contribution estimated at \$211,397. The final contribution will be calculated based on rates in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (80% of the amount).

Other benefits – The proposal includes 128 secure rental housing units which will contribute to the City’s secured rental housing stock. The application also proposes to retain the two individual heritage building front facades secured through a Heritage Restoration Covenant.

A summary of public benefits associated with this application can be found in Appendix J.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide secured market rental housing, retention of two heritage building front facades, DCLs and a Public Art contribution. See Appendix J for additional details.

CONCLUSION

The use, height and density for a 12-storey mixed-use market rental building is generally consistent with the *Plan* and the form of development represents an appropriate urban design response. If approved, this application would advance the City’s rental housing targets.

The General Manager of Planning, Urban Design and Sustainability recommends that the 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 H, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

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314-328 West Hastings Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (b) Retail Uses;
 - (c) Service Uses;
 - (d) Institutional Uses;
 - (e) Manufacturing Uses;
 - (f) Public Uses and Facilities; and
 - (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing; and

- (b) include 2 or more bedrooms.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,158.3 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined must not exceed 8.56.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and 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 floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;

- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 32.46 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 36.05 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

**314-328 West 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Atelier Pacific Architecture, received April 28, 2022, 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

- 1.1 Design development to enhance the architectural expression of the front elevation to better reflect the heritage character and contextual urban fabric through the following design strategies:
 - (a) Improve expression/articulation of the central volume including connecting to the textures, rhythms, and proportion of Hastings Street.
 - (b) Enhance the articulation of saw-tooth pattern by emphasizing the cornice expression.
 - (c) Consider minimizing the expression of projected balconies at upper levels.
 - (d) Consider more contextual appropriate materials within the palette, particularly at the central volume.
- 1.2 Design development to enhance quality of the public realm along Hastings Street as follows:
 - (a) Consider maintaining pedestrian interest by adopting storefronts reminiscent to historic scale and proportions at the central portion;
 - (b) Remove the retail encroachment to the walkway and maintain the original character of curved canopy;
 - (c) Introduce the integral architectural signage and lighting;
 - (d) Emphasize entry at the central volume by implementing robust entry details, materiality, lighting, landscape.

- 1.3 Design development to improve the livability of the units as follows:
- (a) Provide balconies for all family-size units;
 - (b) Ensure that all habitable rooms including the units at the uppermost level, have adequate access to daylight,
 - (c) Consider reducing interior corridors for rear units;
 - (d) Ensure that the proportion of interior courtyards comply with Victory Square Guidelines;
 - (e) Rearrange the vestibule to separate garbage room and bike storage door from units' entry at level 2.
- 1.4 Design development to improve the ability of indoor and outdoor amenities to serve the needs of all residents, including families and children by:
- (a) The provision of an indoor amenity at the rooftop which is contiguous with the outdoor amenity;
 - (b) The provision of furnishing for indoor and outdoor amenities which facilitate various activities such as family gathering, kid's playing, etc.;
 - (c) Consider the inclusion of landscape elements that create opportunities for creative play, co-located with the proposed urban agriculture space;
 - (d) Consider the strategies to minimize the noise impact of outdoor amenities to the units.
- 1.5 The high quality and durable exterior finishes and details, as proposed in the rezoning submission, are to be carried forward and remain through the development permit process, including but not limited to the following:
- (a) Curtain wall including horizontal and vertical mullions and where party wall connected;
 - (b) Material transition area;
 - (c) Elevator and staircase cladding;
 - (d) Main entrances and canopy; and
 - (e) Typical railing, ballasted, privacy screening.

Note to Applicant: The use of cementitious panel material is not considered to be a high quality material.

Crime Prevention through Environmental Design (CPTED)

- 1.6 Design development to respond to CPTED principles, having particular regard for:

- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
- (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (c) Mail theft;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

- 1.7 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:
- (a) Overhead lighting and step lights at exit stairs and doors;
 - (b) 24 hour lights and walls painted white; and
 - (c) Visibility at doors, lobbies, stairs and other access routes.

Heritage

- 1.8 Provision of finalized Conservation Plans and Statement of Significances for the protected facades.

Sustainability

- 1.9 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

For the heritage portion of the project (J.B. Mathers Real Estate Building and Tip Top Tailors Building), achievement of these requirements does not apply, however reasonable design efforts shall be made to improve green performance towards that goal where appropriate, while respecting heritage aspirations and promoting heritage retention.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later)."

Landscape

- 1.10 Design development to enhance the lane interface.

Note to Applicant: This can be achieved by adding vines to any blank wall facades, specifically on the south elevation of the building (avoid high maintenance modular "green wall" systems); and exploring areas for planting shrubs or other soft landscape along the lane.

- 1.11 Design development to improve the sustainability strategy, by the following:

- (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
- (b) Providing high quality materials to all landscape areas for durability into the future and to help improve the definition and articulation of the residential lobby entry area by provision of high quality paving materials and finishes within the property lines;

- (c) Add substantially more landscape around all entry areas, to accent and soften them, and to blank walls using either climbing vines or cascading plants;

Note to Applicant: Explore adding soft landscaping either on grade or in pre-fabricated planters along the north elevation.

- (d) Add planters with overarching shrubs to common outdoor amenity, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

- 1.12 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

- (a) Provide common maintenance access to all planted common areas;
- (b) Provide a high efficiency irrigation system for all planted areas.

- 1.13 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project's open space and public realm.

- 1.14 Coordination with the Engineering Department and Park Board regarding requirements for new or existing street trees on Hastings Street.

Note to applicant: Coordinate with Engineering Department and the Park Board regarding tree planting locations, species and planting requirements. Contact Park Board at pbdevelopment.trees@vancouver.ca.

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

Note to Applicant: The plans should be at 1/8 inch: 1 ft. 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.

- 1.16 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.

- 1.17 Provision of a "Tree Management Plan," coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
- (b) Tree numbering for all on site and off site trees; and
- (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.

Note to Applicant: Contact Park Board per Condition 2.3 above to confirm street tree requirements. Retention of existing street trees may necessitate the need for arborist documentation.

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

Note to Applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated. See previous condition's Note to Applicant – arborist documentation may not be required.

- 1.19 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 (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.

- 1.20 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (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.

- 1.21 Provision of an outdoor Lighting Plan.

Engineering

- 1.22 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.23 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.
- 1.24 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.
- 1.25 This Development site has been identified as being adjacent the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road

network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.26 Provision of a signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: For more information, refer to the current TAMS Consultant Design Guidelines.

- 1.27 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: A TDM Plan with a minimum of 24 points is required (to achieve the proposed vehicle parking reduction. The proposed plan achieves 24 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

- (a) ACT-01 – Additional Class A bicycle parking:
 - (i) Updated TDM Plan/Architectural plans to clearly identify of the number and location of additional Class A bicycle spaces. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
- (b) ACT-02 – Improved Access to Class A bicycle Parking:
 - (i) A concept design for excellent design of lighting, finishes, grades, convenience;
 - (ii) Operational and design specifications for automated bicycle parking; and
 - (iii) Updated TDM Plan/Architectural plans to identify the number and location of Class A bicycle parking provided at and/or above-grade, as well as show and note the access route to reach Class A bicycle parking from the outside.
- (c) ACT-03 – Enhanced Class B bicycle parking:
 - (i) Updated TDM Plan/Architectural plans to identify the number, location and characteristics of enhanced Class B bicycle parking; and
 - (ii) A concept design for enhanced Class B bicycle parking.

- (d) ACT-05 – Bicycle Maintenance Facilities:
 - (i) Updated the TDM Plan/Architectural plans to note and dimension the location of facilities;
 - (ii) Bicycle maintenance facilities to be located with convenient access to/from Class A bicycle spaces;
 - (iii) An operational plan detailing the following:
 - (a) A description of the amenities to be provided;
 - (b) A means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - (c) A plan for maintaining these amenities.
 - (iv) any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
- (e) SUP-01 – Transportation Marketing Services:
 - (i) a description of the services to be provided; and
 - (ii) any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
- (f) SUP-02 – Real-Time Information:
 - (i) updated TDM Plan/Architectural plans to identify the general location(s) for proposed displays; and
 - (ii) a description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.
- (g) SUP-03 – Multimodal Wayfinding Signage:
 - (i) Updated TDM Plan/Architectural plans to identify the general location(s) for proposed displays; and
 - (ii) A conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.
- (h) PKG-02 – Parking Supply:

- (i) Updated TDM Plan/Architectural plans to identify of the number, location, design, and dimensions of spaces.
- (i) OTH-01 – Innovative Strategies:
 - (i) Updated TDM Plan/Architectural plans to identify the location of the bicycle wash; and
 - (ii) A description/operational plan of the amenities and/or services to be provided, a means of providing access to all residents, tenants, and employees and a plan for maintaining these amenities.
- 1.28 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement prior to development permit issuance, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
 - (a) Secures provision of funding towards long-term TDM monitoring funding the amount of \$2 per square metre of gross floor area;
 - (b) Secures the provision of TDM measures on the site;
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.29 Design development to improve access and design of bicycle parking by performing the following:
 - (a) Bicycle storage rooms to accommodate a maximum of 40 bicycles;

Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room. This number does not include bicycle lockers.
 - (b) Automatic door openers for all doors providing access to Class A bicycle storage;
 - (c) Design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.
- 1.30 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Confirmation that the slope of the loading bay does not exceed 5%;

- (b) Provision of a standard widened loading throat to facilitate maneuvering;
 - (c) Provision of a minimum size of 3 m (10 ft.) by 5.5 m (18 ft.) for Class B loading space;
 - (d) Provision of additional loading bay width for the second and subsequent loading spaces;
 - (e) Removal of column(s) encroaching into required maneuvering area;
 - (f) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.
- 1.31 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) Confirmation that the drive aisle gate is a minimum 6.1 m (20 ft.) wide;
 - (b) Confirmation that 2.3 m (7.5 ft.) of vertical clearance is provided for access and maneuvering to all accessible spaces.
- 1.32 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
 - (b) All types of parking and loading spaces individually numbered and labelled;
 - (c) Dimension of any/all column encroachments into parking stalls;
 - (d) Dimensions for typical parking spaces;
 - (e) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
 - (f) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;
- Note to Applicant: These clearances must consider mechanical projections and built obstructions.
- (g) Areas of minimum vertical clearances labelled on parking levels;
 - (h) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;
- Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (i) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (j) Existing street furniture including bus stops, benches etc. to be shown on plans; and

- (k) The location of all poles and guy wires to be shown on the site plan.

1.33 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

(a) General Requirements

- (i) Provide a RWMP report with the next submission in addition to the drawings and calculations provided previously.

Note to Applicant: The RWMP report should clearly describe each of the site Rainwater Management criteria and demonstrate how they have been met through the proposed design.

- (ii) Provide the updated RWMP report signed and sealed by the designated Professional Engineer.

- (iii) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.

- (iv) Provision of post-development site plan(s) that includes the following:

- Building location/footprint;
- Underground parking extent;
- Proposed service connections to the municipal sewer system;
- Location and labels for all proposed rainwater management practices;
- Area measurements for all the different land use surface types within the site limits; and
- Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

- (v) Include supplementary information on the proposed proprietary green roof including a cross-section detail and system specifications in a RWMP report appendix and/or on the drawings as needed.

- (vi) Provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.

- (vii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction

- (i) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for 12% of the Volume Reduction requirement. No rationale was provided for exclusion of non-infiltration based Tier 1 best management practices such as rainwater reuse or green roofs. A significant increase is expected with the updated plan or appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

Note to Applicant: Explore grading hardscapes into adjacent landscaping to lower the amount of Tier 3 utilized on-site. If proposed, coordination with the landscape architect for soil storage capacities will be required.

- (ii) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (iii) Confirm adequate rainfall storage capacity for the proposed absorbent landscaping up to the first 24mm of runoff directed to the feature using a rainfall storage of 8-18% of soil volume as per Volume 2 of the City of Vancouver's Best Management Practice Toolkit dated March 2016 and overflow in the event of full saturation is considered in the proposed design.

(c) Water Quality Target

- (i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate

- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
- Location of device in drawing or figure in the report.

Note to Applicant: Provide supporting Water Quality system sizing calculations with the updated submission.

(d) Release Rate

- (i) Update the peak flow calculations to control the post-development 1:10 year return period to the pre-development flow rate with a minimum inlet time of 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.
- (ii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Provide the breakdown of each proposed surface types, areas, and runoff coefficients used for determining the composite runoff coefficient in both pre and post development conditions. Estimated runoff coefficient must be based on shall be based on site specific area measurements of various surface types for both pre and post development conditions.

- (iii) Best efforts shall be made to utilize most or all rainwater detention storage by restricting the proposed target release rate to be below the pre development peak flow rate if the detention tank volume is greater than the pre-development peak flow storage volume due to the deficit in volume capture by Tier 1 & Tier 2 practices
- (iv) Provide preliminary locations and inverts for the proposed detention tank, control structure, Water Quality unit and storm sewer connection on the RWM drawings.
- (v) Provide a preliminary stage-storage-discharge table for the proposed detention tank system.

Note to Applicant: The stage-storage-discharge (SSD) table should indicate the proposed storage volume and release rate at key elevations throughout the detention tank including the proposed outlet and emergency overflow elevations. For more information and an example SSD table, please contact rainwater@vancouver.ca.

Note to Applicant: 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 RWMP will include all relevant details.

Note to Applicant: As of July 5, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.34 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.35 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.36 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.37 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.38 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
 - (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.39 Provision of removal, relocation and installation of existing street furniture, including storage and re-location to or from a different site. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

- 1.40 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.41 The following statement is to be placed 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 and Major Projects and/or your Engineering, Building Site Inspector for details."

Housing

- 1.42 The design and layout of at least 25% 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".

- 1.43 The proposed unit mix, including 87 studio units (67.9 %), 5 one-bedroom units (3.9 %), 15 two-bedroom units (11.7 %), 21 three-bedroom units (16.4 %) 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 25% of the dwelling units designed to be suitable for families with children.

- 1.44 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to applicant: Subject to design constraints, the studio units (including unit types 2, 3, 4, 5, and 6) which do not have a balcony, must each have a Juliette style balcony, at a minimum.

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 and to the General Manager of Planning and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, and the Director of Legal Services for the consolidation of Lots 5 – 8 Block 26 District Lot 541 Plan 210 to create a single parcel.
- 2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an encroachment agreement for the existing heritage façade and curved metal signage canopy that encroach onto Hastings Street.

Note to Applicant: An application to the City Surveyor is required. A fee will be charged for the preparation of the encroachment agreement and an annual charge shall be paid to the City for the encroaching elements at current rates as noted in the Encroachment By-law, unless the encroachment is heritage retention in which no annual fee will apply. The applicant will also be responsible for the preparation of survey plans and all Land Title Office registration fees. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act. In such cases, the City may not necessarily support the provision of easements for any part of the building on City Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

For more information refer to: <https://bylaws.vancouver.ca/4243c.PDF>

Note to Applicant: Easement and Indemnity Agreements 77187M (party wall agreement) on title of Lot 9 for the benefit of Lot 8 and 110313M (encroachment agreement) on title of Lot 7 for the benefit of Lot 6. The applicant may wish to have these charges released

from the titles; however, as they are not in favour of the City, their release is not a condition of redevelopment of these properties.

- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Provision of adequate water service to meet the fire flow demands of the project.

- (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Wedler Engineering LLP dated January 5th, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along W Hastings St. The maximum water service connection size is 300 mm

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.

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

- (i) Implementation of development(s) at 314 to 328 West Hastings Street does not require any sewer upgrades.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

Note to Applicant: Development to be serviced to the existing 250 mm SAN and 450 mm storm sewers on lane south of West Pender Street

- (c) Provision of bus stop amenities adjacent to the site (stop# 50931) including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at applicant's cost at a location to be determined by Engineering Services.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- (i) Typical bus shelter dimensions are approximately 4.3 m x 2.2 m (14.1 ft. x 7.2 ft.);
 - (ii) Bus shelters shall be a minimum of 1.8 m (5.9 ft.) from the curb;
 - (iii) Bus shelters shall be a maximum of 9.0 m (29.5 ft.) from the bus ID pole;
 - (iv) There shall be a minimum of 3.0 m (9.8 ft.) width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus; and
 - (v) No conflict with underground utilities.
- (d) Provision of improvements at the intersection of Homer Street and West Hastings Street including:
 - (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS);
 - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (e) 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.
- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to DP issuance.
- (g) Provision to reconstruct the laneway along the development site's frontage per City "Higher Zoned Lane" pavement structure specifications.

- (h) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:
 - (a) Improvements at the intersection of Homer Street and West Hastings Street per condition 2.3(d).

Note to Applicant: The benefiting area for these works is under review

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

- 2.5 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Heritage

- 2.6 Arrangements to be made for the owner to enter into a Heritage Restoration Covenant (s.219 Covenant) with the City to ensure that retained front facades of those buildings located at 314 W Hastings and 328 W Hastings are conserved long term, and protected and stabilized during construction, and related matters, and that the agreement is completed and registered on title to the site, all to the satisfaction of the Director of Planning and the Director of Legal Services.

Note to Applicant: Please contact the heritage planner, James Boldt, at james.boldt@vancouver.ca to initiate the drafting of the agreement.

Housing

- 2.7 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 a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Downtown Eastside Plan, for a term equal to the longer of 60 years or the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design

and Sustainability and the Director of Legal Services may 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 a Section 219 Covenant.

Public Art

- 2.8 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.
- 2.9 Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Sustainability

- 2.10 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

- 2.11 As applicable:
- (a) Submit a site disclosure statement to Environmental Services;
 - (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 constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and

off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as 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-law and at no cost to the City.

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.

* * * * *

314-328 West Hastings Street
DRAFT CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

“314-328 West Hastings Street [CD-1 #] [By-law #] DD”

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

Amend Schedule A (Activity Zone) of the Noise Control By-law by adding:

“[CD-1#] [By-law #] 314-328 West Hastings Street”

* * * * *

314-328 West Hastings Street
URBAN DESIGN PANEL

Planner's Introduction:

Lex Dominiak, Rezoning Planner began by noting the application is for the consideration of a rezoning to the lands at 314-328 W Hastings St which consists of 3 lots on the south side of Hastings Street between Hamilton and Homer Streets. While none of the site's existing buildings are on the heritage register, the outer two structures have been identified as having heritage potential. The existing zoning is DD and is surrounded by other DD lots as well as a number of CD-1 sites.

Applicable policies include the Rezoning Policy for the Downtown Eastside, the Victory Square Policy Plan, and the Downtown Eastside Plan. With the latter policy allowing for increased density, and heights up to 105 ft. for public benefits including social housing, secured market rental housing, and heritage rehabilitation. Development Planner, Hamid Shayan, noted this application proposed an addition to the existing heritage buildings at Victory Square area. In general, Downtown Eastside Plan entitled key placemaking and built form strategies for this area including:

- Recognize and strengthen the contextual role of specific blocks that transition from higher densities and built form to Victory Square and the DTES.
- Recognize and strengthen historic form and scale, with an emphasis on appropriate frontage and modulating heights, in contemporary design reflective of older buildings.

The site is located in the Plan's Victory Square sub-area, which encourages the development of new residential and mixed-use buildings that support rehabilitation of heritage assets and provides a wide range of housing types, including market rental housing. A vibrant and active public realm is also encouraged to be developed along West Hastings Street.

A significant part of the design was driven by the two existing heritage buildings which anchor the opposite ends of the Hastings Street frontage. The intention is to maintain the historic character of the area while also creating an urban architectural expression which both fits in the contemporary context and complements the existing heritage buildings.

Hamid Shayan, Development Planner then noted this application proposed an addition to the existing heritage buildings at Victory Square area. In general, Downtown Eastside Plan entitled key place-making and built form strategies for this area including:

- Recognize and strengthen the contextual role of specific blocks that transition from higher densities and built form to Victory Square and the DTES.
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The site is located in the Plan's Victory Square sub-area, which encourages the development of new residential and mixed-use buildings that support rehabilitation of heritage assets and provides a wide range of housing types, including market rental housing. A vibrant and active public realm is also encouraged to be developed along West Hastings Street.

A significant part of the design was driven by the two existing heritage buildings which anchor the opposite ends of the Hastings Street frontage. The intention is to maintain the historic character of the area while also creating an urban architectural expression which both fits in the contemporary context and complements the existing heritage buildings.

Hamid Shayan, Development Planner then presented on the form of development for this proposal as follows:

- Heritage Preservation
- Neighbourhood and Streetscape Character (contributing to the existing saw-tooth profile)
- Height and Massing (street wall height) Yards and Setbacks
- Overall façade Composition
- Public Realm

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

With due consideration given to the key principles of Downtown Eastside Plan & Victory Square Guidelines, advice from the Panel is sought on the proposed Height, Density and Overall Massing of the proposal with particular attention to the following:

- Architectural compatibility and sensitivity to the existing heritage buildings;
- Respect of the character of the existing urban fabric and contribution to the streetscape;
- Ground plain integration with the public realm interface at W. Hastings Street, particularly at the retail frontage and entry points;
- Proposed preliminary materiality and architectural expression.

Applicant's Introductory Comments:

Applicant gave a general overview and objectives of the project and followed by presentation on the landscape strategy.

Applicant and staff took questions from Panel

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MR. LISTER and seconded by MS. YASIN and was the decision of the Urban Design Panel:

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

1. Enhance articulation of the sawtooth pattern with design development of the facade expression.
2. Design development to improve expression of the central volume including connecting to the textures, and rhythms of Hastings Street.

3. Consider more contextual material within the palette, including brick masonry.
4. Design development to enhance quality of the public realm along Hastings.
5. Consider addition of an indoor amenity space.

Summary of Panel Commentary:

General support from Panel on the height, density and overall massing.

General support from Panel on the decision to retain the two heritage buildings.

Panel in general noted the quality and expression of the central volume is not effective and the desire to connect that further to the quality of Hastings St, the rhythms, materiality, and human scale.

Some Panelists noted design development of the material palette is needed and the potential to connect back to contextual materials such as brick masonry.

Panelists noted how the building meets the ground and the opportunity to allow the heritage aspects to come all the way down to improve the material and quality of the public realm along Hastings St.

Panel Commentary:

A Panelist noted appreciation for the effort to replicate the sawtooth pattern along the Hastings St. façade but suggested this could be pushed further. The façade, glass in-between the two historic sides to the building is very well balanced, primarily the height of the parapets on either side of the glass reveal. The punched residential form at 328 Hastings St could go up full height to accentuate that sawtooth. It feels too balanced to represent the delight of Hastings St.

A Panelist noted the sawtooth appearance along the block has not been achieved. Panelist suggested creating continuity along the block making it feel part of the heritage piece.

A Panelist noted concerns with the middle portion of the glazed curtain wall because it introduces a scale that emphasizes the verticality in an area where the human scale is removed; the human scale needs to be reintroduced to represent the delight of Hastings St., and currently it does not do this.

A Panelist noted the CRU three, continuous curtain wall from the street to the top between the two historic buildings is uncoordinated with the idiosyncratic character of Hastings St. and the exuberance of the Tip Top Building; it currently reads completely neutral and suggest that it provides a bit more light.

A Panelist suggested enlivening the glass façade to express the entry to the CRU as a two-storey frame or to bridge the two historic buildings in a more contemporary way.

Panelists noted the glass curtain walls are not congruent with the heritage side of the project. Panelists noted the awkwardness of the glass portion of the building in between the two heritage facades without the columns on the side of the Tip Top Tailors building.

Panelists encouraged further design development to the middle building at the ground level.

A Panelist noted the materiality of the building is too predictable of what is found on projects all over Vancouver and given this is on Hastings St. at Victory Square, Panelist suggested the building to be more brick on the wings on the building outside as opposed to concrete.

A Panelist suggested design development of the repetitive private balconies on the back/southside of the building.

Panel encouraged an indoor amenity space adjacent to the outdoor amenity space with a kitchen and washroom.

Panel encouraged green roofs for this project. A Panelist noted appreciation for the simple geometry of the massing, including the lightwell and cooling.

A Panelist suggested incorporating overhangs or shading to the top windows on the south side of the building.

A Panelist suggested incorporating thermally broken balconies.

Some Panelists noted re-establishing signage, heritage and design integration that would add value to this project with regards to some of the old signage that distinguished the site.

Panelists noted the signage and lighting is integral to tell the history of this building.

A Panelist noted the curved Tip Top shape is very bare without the signage. Panelist suggest further exploration of the curve to be represented in a more porous materiality allowing opportunity for light to come through.

A Panelist noted not seeing any improvements to the public realm, i.e. continuous canopies at the commercial level.

Panelists noted concerns with the reduction in the number of family oriented units and not having any accessible units.

A Panelist encouraged more family units for this project.

Applicant's Response:

The applicant team thanked the panel for their comments.

* * * * *

**314-328 West Hastings Street
HERITAGE COMMISSION**

On July 11, 2022, the Vancouver Heritage Commission review the Application and resolved the following:

WHEREAS the Tip Top Tailors Building at 314 West Hastings Street, constructed in 1948, has an unusual but expressive facade, and is associated with the Dominion Construction Company and its founder Charles Bental; and

WHEREAS the J. B. Mathers Real Estate Building at 328 West Hastings, built in 1904 and one of the oldest structures in the area, is an early Edwardian-era, two-storey brick and stone commercial building which is of a scale and age that is increasingly rare in the downtown area;

THEREFORE, BE IT RESOLVED THAT the Vancouver Heritage Commission supports:

1. The addition of the two buildings to the VHR in the 'B' category as part of the application;
2. A restoration covenant to protect the facades and require ongoing maintenance, of the buildings;
3. The proposed Conservation Plan for 314 West Hastings Street, dated December 2021; and
4. The proposed Conservation Plan for 328 West Hastings Street, dated December 2021.

Furthermore, it requests (or recommends) further design development on the following matters:

- Request historical information on 322 West Hastings Street; and
- Recommend the top of the concave front façade be redesigned to replicate the original heritage façade to allow light through.

CARRIED UNANIMOUSLY

Staff Comments:

Information on 322 West Hastings has been requested and as a consideration for the applicant, retention of this façade along with the other two would be considered. Conditions of the development permit application for the rezoning will require design development to ensure the original storefront of 314 West Hastings is appropriately rehabilitated.

* * * * *

**314-328 West Hastings Street
SITE PHOTOGRAPHS**

314 West Hastings Street Existing Context



Looking east along West Hastings Street



Front elevation

314 West Hastings Street Historic



1974. 300-block West Hastings [CVA 778-142]

328 West Hastings Street Existing Context



Front elevation

328 West Hastings Street Historic





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314-328 West Hastings Street
HERITAGE STATEMENTS OF SIGNIFICANCE

Tip Top Tailors Building
314 West Hastings Street

STATEMENT OF SIGNIFICANCE



Address: 314 West Hastings Street, Vancouver, British Columbia

Name: Tip Top Tailors Building

Developer: Dominion Construction

Date of Construction: 1948

Description of Historic Place

The Tip Top Tailors Building is an unusual example of modern expressionistic commercial design, with a concave aluminum canopy on the front facade that acts as a large signboard. It is located on the south side of West Hastings Street in the Victory Square Area.

Heritage Value of Historic Place

The Tip Top Tailors Building is significant as an example of how design reflected the recovering economy and increased consumerism during the postwar era. The building is additionally valued for its association with Dominion Construction and Charles Bentall.

Built in 1948, the heritage value of the former Tip Top Tailors Building is its representation of the blatant consumerism of the ebullient post-Second World War era. Here, the entire front facade is expressed as an enormous sign, incorporating the most modern materials such as aluminum and neon for a futuristic appearance. The Tip Top Tailors Building was one of few modern buildings constructed on West Hastings Street during the postwar era and remains significant as a demonstration of the evolving nature of retail at the time.

Further, the heritage value of the Tip Top Tailors Building lies in its association with Dominion Construction and Charles Bentall. Known as one of the largest and most successful construction companies in western Canada, Dominion Construction has a long (1911-present) and varied history in the design of buildings through the employment of in-house architectural staff. Charles Bentall (1882-1974) was the mastermind of the business. Born in England, he arrived in Vancouver in 1908 during its great building boom. Bentall was hired as an Assistant General Manager by the Dominion Construction Company Ltd. and saw an opportunity to provide in-house design expertise to their clients. Throughout the 1930s and 1940s Dominion Construction designed and built numerous high-quality modernistic commercial and institutional structures, including this structure in 1948.

Character-Defining Elements

The elements that define the heritage character of the Tip Top Tailors Building are its:

- siting in an area of historic commercial buildings on Hastings Street;
- contribution to the streetscape as part of an unbroken streetwall with continuous retail storefronts;
- commercial form, scale and massing as expressed by its two-storey plus basement height and symmetrical, rectangular plan, and its entrance at grade;
- elements of modern expressionistic design of the front facade such as its tubular aluminum cladding on the curved concave canopy, fluted piers framing the facade and curved horizontal projecting canopy above the storefront;
- flat roof with horizontal parapet;
- reinforced concrete construction for both structure and cladding; and
- receiving bays on the alley façade.

RESEARCH SUMMARY

CIVIC ADDRESS: 314 West Hastings Street

OTHER ADDRESSES: 312 – 316 West Hastings Street

HISTORIC NAME: Tip Top Tailors

SOURCE: Plans; Building Permit

ORIGINAL OWNER: Tip Top Tailors

SOURCE: Plans; Building Permit

CONSTRUCTION DATE: 1948

SOURCE: Architectural Plans; Building Permit

ARCHITECT: Dominion Construction Co. Ltd.

SOURCE: Architectural Plans

BUILDER: Dominion Construction Company

SOURCE: Building Permit

REFERENCES:

- **Land Titles:** Transferred to Tip Top Tailors May 29, 1946
- **City of Vancouver Building Permit:** Application #57655; Owner: Tip Top Tailors; Architect C. Bentall; Contractor: Dominion Construction Co.; Date: Apr. 27, 1948; Cost: \$100,000; Building type: store
- **City of Vancouver Plans:** Tip Top Tailors, Dominion Construction Company Ltd., March 1948.

**J.B. Mathers Real Estate Building
328 West Hastings Street**

STATEMENT OF SIGNIFICANCE



Address: 328 West Hastings Street, Vancouver, British Columbia

Name: J.B. Mathers Real Estate

Construction Date: 1904

Original Owner: James Bolivar Mathers

Architect: R.H. Brickson

Builder: Baynes and Horie

Description of Historic Place

The J.B. Mathers Real Estate Building is an Edwardian-era, two-storey brick and stone commercial building, built for retail purposes with large display windows on the first storey and offices above. It is located mid-block, on the south side of West Hastings Street within the context of other commercial buildings of similar scale and age in central downtown Vancouver.

Heritage Value of Historic Place

The J.B. Mathers Real Estate Building is significant as an early representation of the commercial development of West Hastings Street. The building is further valued for its association with original owner, James Bolivar Mathers, as well as for its Edwardian era commercial architecture, as constructed by prolific local builders, Baynes and Horie.

Built in 1904, the J.B. Mathers Real Estate Building is an important component of the early retail and commercial fabric that made West Hastings Streets one of the most prominent commercial streets in the early history of Vancouver. The promotion of land sales in this district as an alternative to the original Granville Townsite provided the stimulation for the early commercial development of West Hastings Street. This location was highly desirable as it was within close proximity of the CPR station

and the commerce of Gastown, yet part of the newer and desirable commercial area that was being established.

The building is associated with James Bolivar Mathers, who was president and manager of J.B. Mathers Real Estate, director of the Pacific Coast Fire Insurance Co., Empire Accident and Insurance Co., the Coast Quarries Limited and identified with other large and important local interests. J.B. Mathers Real Estate later became the main branch of the Dominion Trust Company Ltd., (1905-09) with Mathers as president. The J.B. Mathers Real Estate Building remains a tangible example of Mathers' contributions to the Edwardian era development of Vancouver.

Furthermore, the J.B. Mathers Building is valued for its Edwardian era commercial architecture, popular in Vancouver at the beginning of the twentieth century as an expression of Vancouver's commercial vitality. The extant elements of the facade that illustrate this style are its horizontal division, top storey of distinctively proportioned windows and brick facade. It was built by Baynes and Horie, a prominent local contracting firm that also designed many larger projects in-house. The firm prospered as the Lower Mainland developed in the boom years prior to the First World War. Edgar George Baynes (1870-1956) and William McLeod Horie (c.1858-1940) established their contracting partnership in 1893, which lasted until the late 1940s. The J.B. Mathers Real Estate Building remains a tangible and early example of the work of Baynes and Horie along West Hastings Street.

Character-Defining Elements

The elements that define the heritage character of the J.B. Mathers Real Estate Building are its:

- siting in an early commercial area of Vancouver among other commercial buildings;
- location on the south side of West Hastings Street, built on a moderate north slope with minimal setback from the street;
- contribution to the streetscape as part of an unbroken streetwall with continuous retail storefronts;
- commercial form, scale and massing as exhibited by its two-storey height, regular, rectangular plan, and entrance at grade;
- flat roof with raised horizontal front parapet;
- masonry construction as exhibited by its common red brick exterior walls;
- regular fenestration on second floor upper facade, large ground level display windows, recessed entrance to ground level and side entrance to upper storey;
- cast iron piers flanking the storefront opening; and
- receiving bay in the rear.

RESEARCH SUMMARY

CIVIC ADDRESS: 328 West Hastings Street
OTHER ADDRESSES: 326 – 330 West Hastings Street
HISTORIC NAME: J. B. Mathers Real Estate
 SOURCE: Directories
ORIGINAL OWNER: James Bolivar Mathers
 SOURCE: Land Titles, Building Permit
CONSTRUCTION DATE: 1904
 SOURCE: Building Permit
ARCHITECT: R.H. Brickson
 SOURCE: Building Permit
BUILDER: Baynes and Horie
 SOURCE: Building Permit

REFERENCES:

- **Land Titles:** Transferred to J. B. Mathers August 16, 1904
- **City of Vancouver Building Permit:**
 - Permit number: no number; Owner: Mathers, J.B.; Architect: Brickson, R.H.; Contractor: Baynes and Horie; Date: 05/27/1904; Cost: \$10,000; Building type: Brick and stone building
- **City of Vancouver Water Application:**
- **Fire Insurance Maps:**
- **Directory:**
 - May 11, 1905: 332 Hastings West - Mathers, J.B., real estate
 - June 21, 1906: 326 Hastings West - Mathers, J.B., real estate
- **Other References:**
 - Information on J.B. Mathers and image of the storefront in *Greater Vancouver Illustrated* (1908), p. 97-98

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314-328 West Hastings Street
FORM OF DEVELOPMENT DRAWINGS

View of Front from West Hastings Street



View from West Hastings Street Looking East



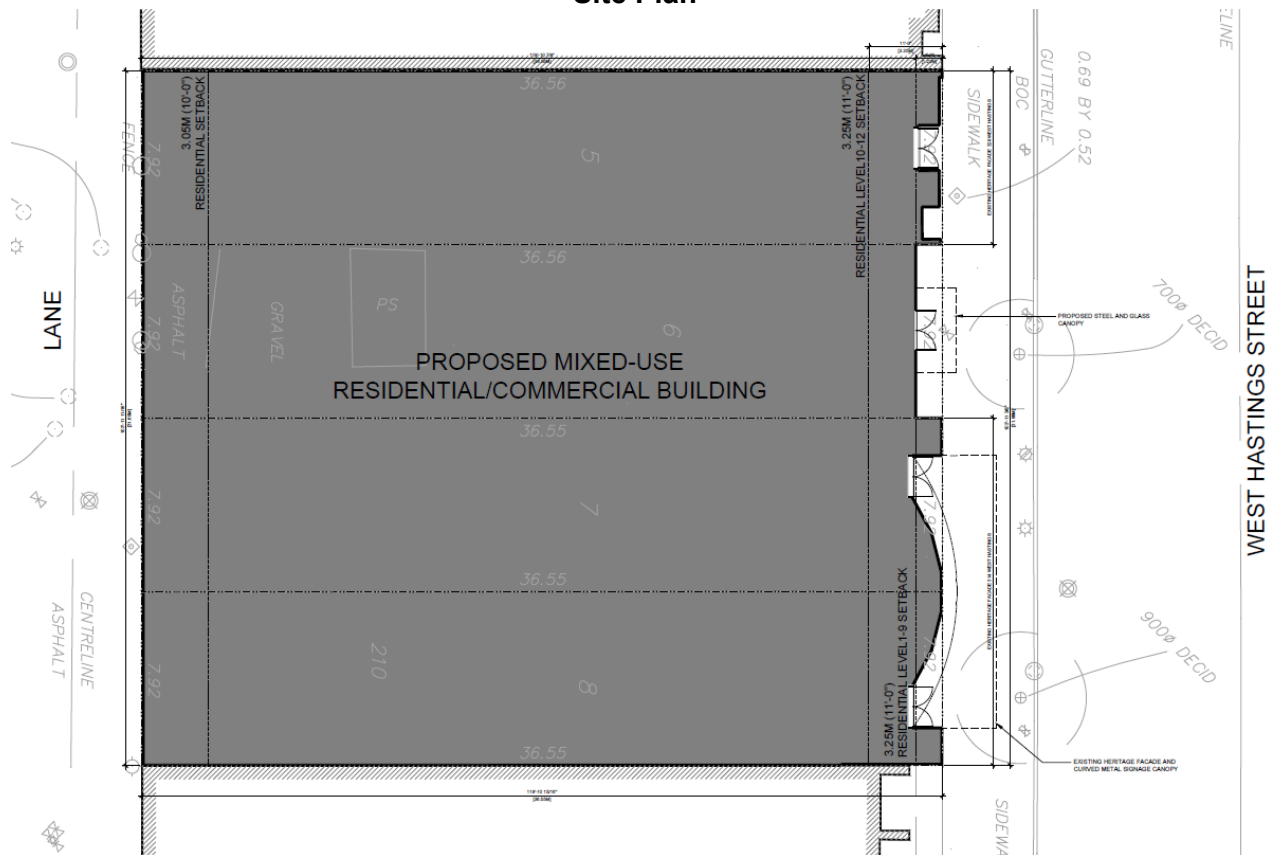
Above View from West Hastings Street



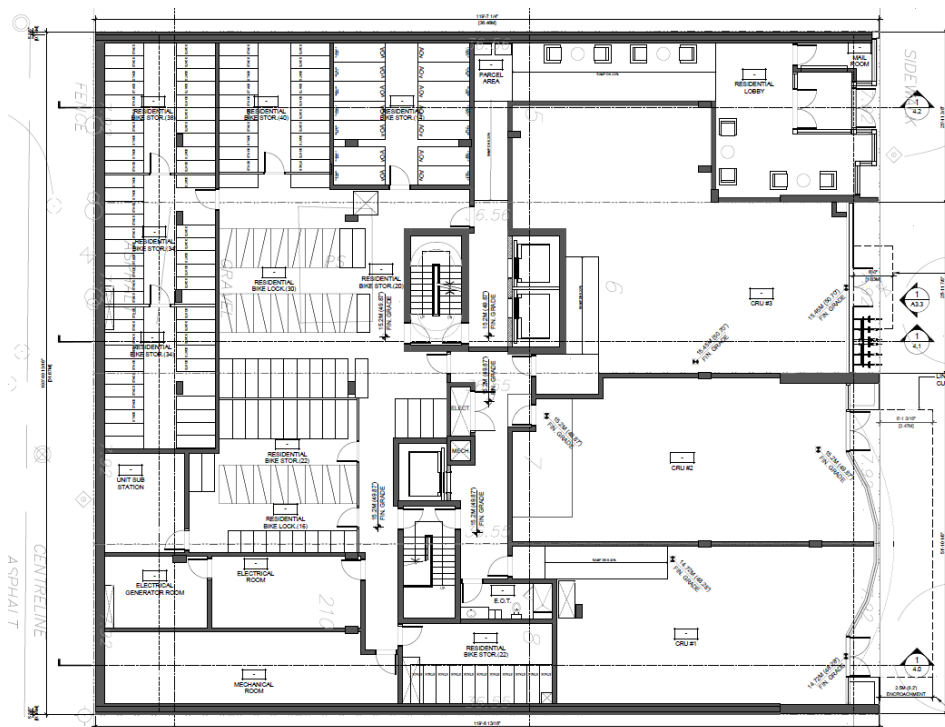
Above View from Lane



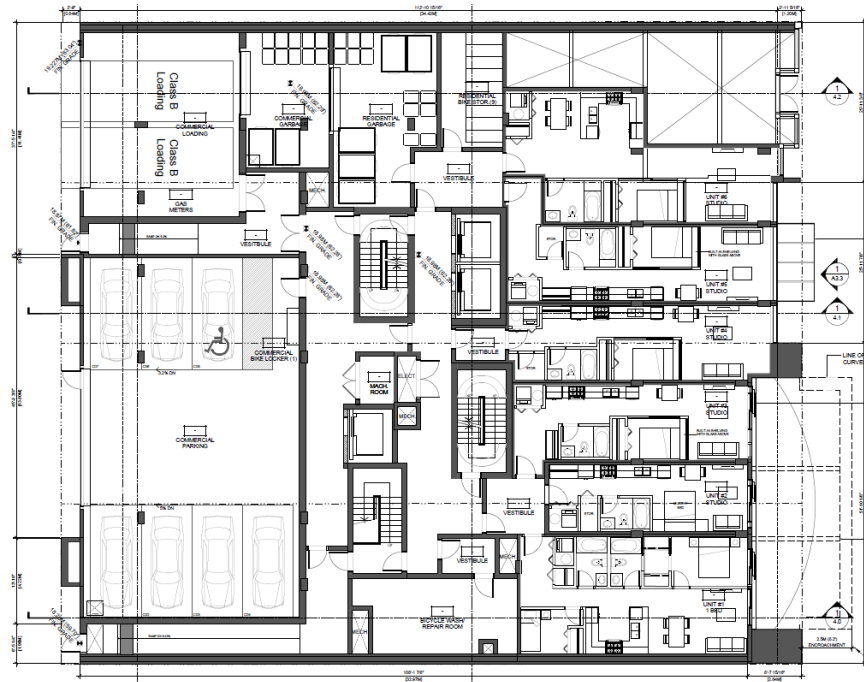
Site Plan



Level 1



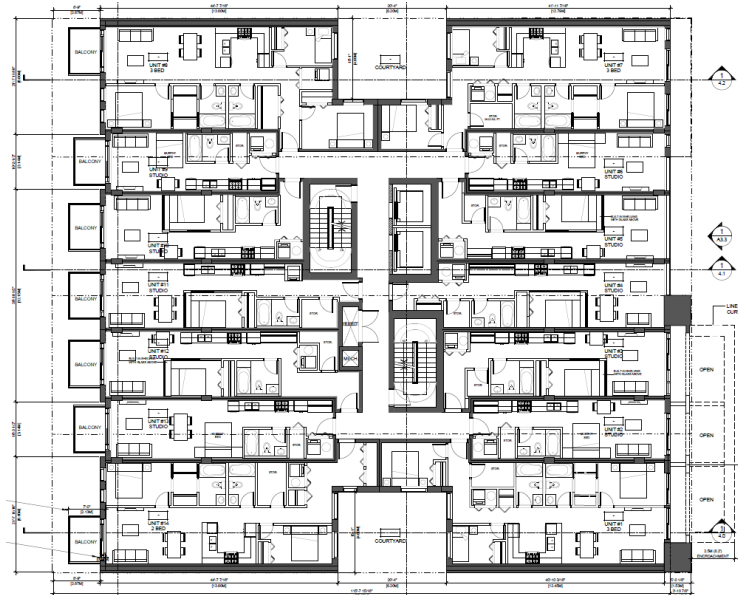
Level 2



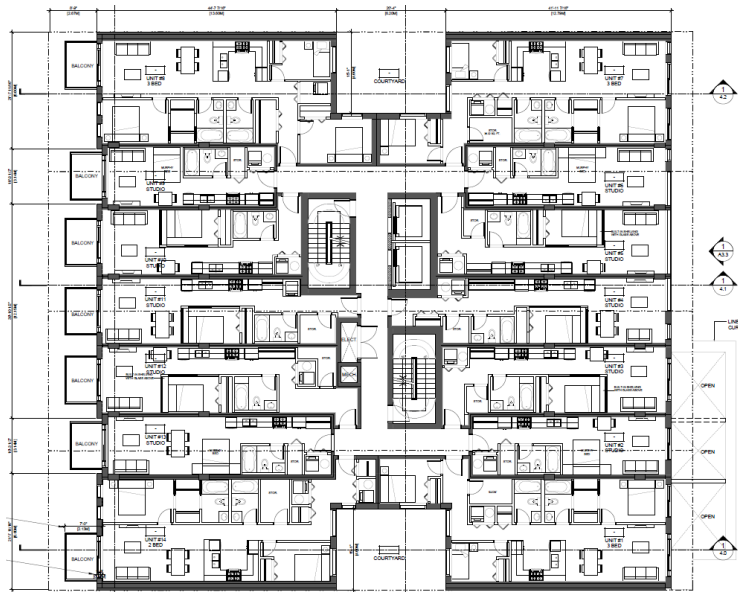
Level 3



Level 4



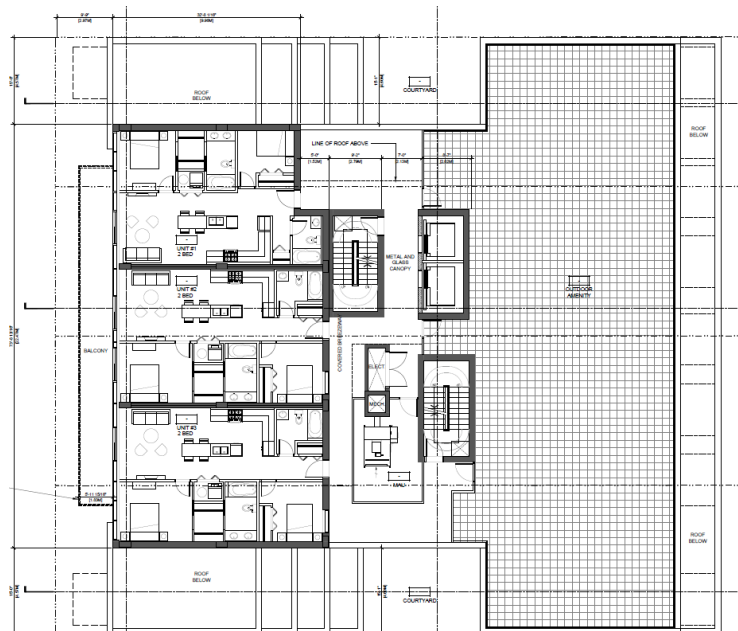
Typical Levels 5-9



Levels 10-11



Level 12



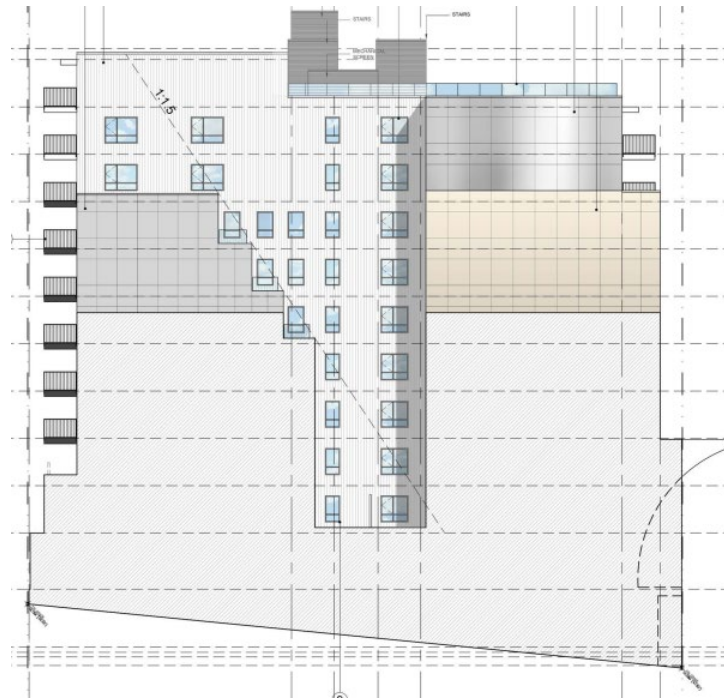
North Elevation



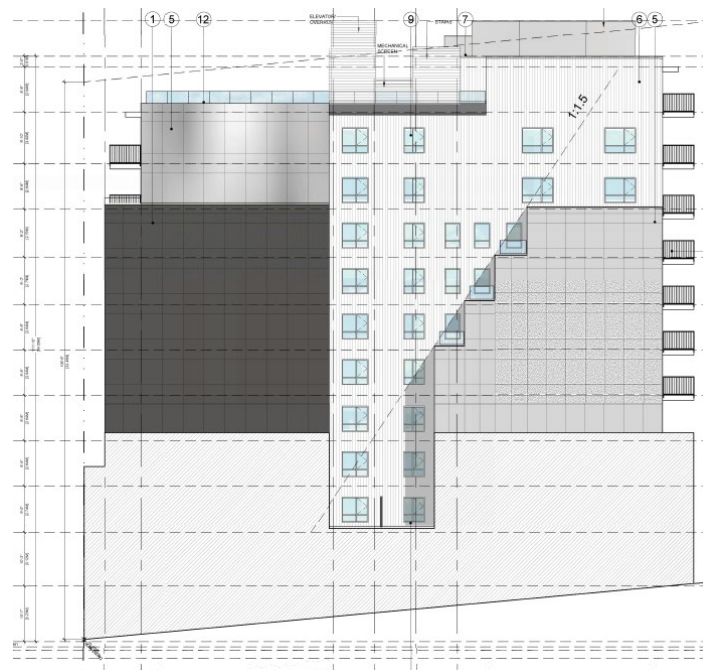
South Elevation



East Elevation



West Elevation



Shadow Study – Fall Equinox



SEPTEMBER 22nd 10:00 am



SEPTEMBER 22nd 12:00 pm

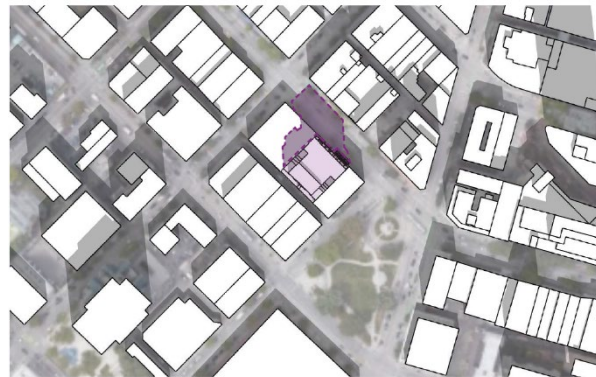


SEPTEMBER 22nd 2:00 pm

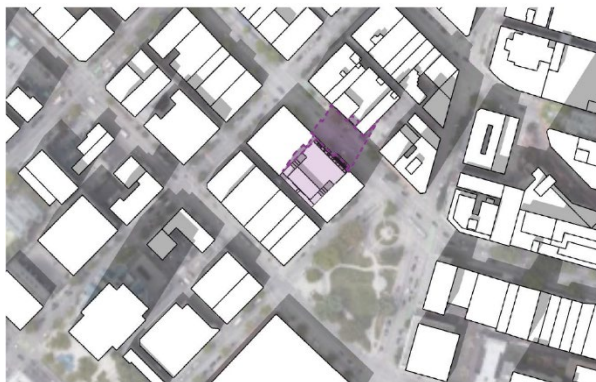
Shadow Study – Spring Equinox



MARCH 20th 10:00 am



MARCH 20th 12:00 pm



MARCH 20th 2:00 pm

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314-328 West Hastings Street
PUBLIC INPUT

1. List of Engagement Events, Notification, and Responses

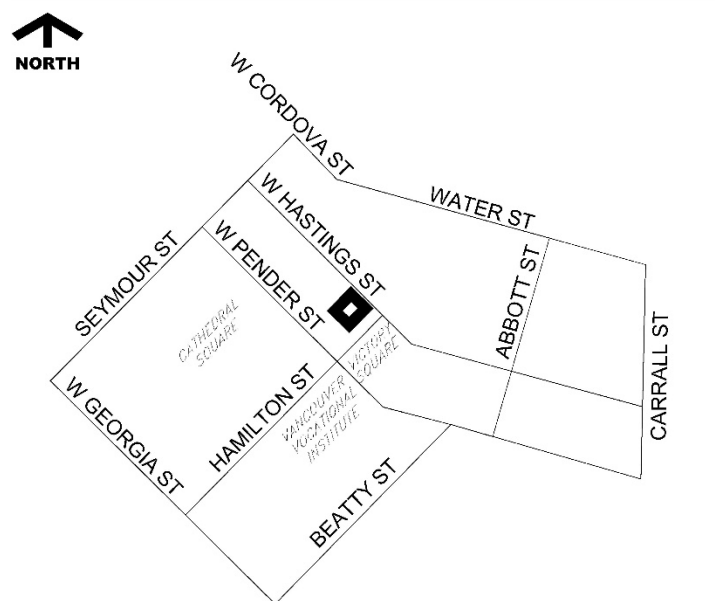
	Date	Results
Event		
Virtual open house (City-led)	June 13, 2022 – July 3, 2022	385 participants (aware)* <ul style="list-style-type: none"> • 107 informed • 12 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 9, 2022	3,845 notices mailed
Public Responses		
Online questions	June 13, 2022 – July 3, 2022	3 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	April, 2022 – December, 2022	11 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	April, 2022 – December, 2022	8 submittals <ul style="list-style-type: none"> • 7 responses • 1 response • 0 response
Other input	April, 2022 – December, 2022	no submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	April, 2022 – December, 2022	385 participants (aware)* <ul style="list-style-type: none"> • 107 informed • 11 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, density, and surrounding context:** The proposed rezoning conforms to the height, massing, and density of the Downtown Eastside Plan and is a welcome addition to the neighbourhood.
- **Parking:** The minimal parking requirements is a welcome addition to this rezoning. Respondents have indicated that they are in favour of additional bicycle parking over vehicular parking spaces.

Generally, comments of concern fell within the following areas:

- **Gentrification:** Lack of affordable rental will lead to gentrification, which will price out and displace people from 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:

- In support of the rooftop amenity and terraced light-well.
- Innovative use of space that can attract more residents.
- In support of creating additional rental housing to support residents in the Downtown Eastside and neighbouring communities.
- Heritage retention is a welcome addition to this rezoning.
- The amenity space provided seems generously sized and well programmed.
- In support of creating additional ground floor retail space.
- General support for this rezoning.

General comments of concern:

- No other comments of concern.

Neutral comments/suggestions/recommendations:

- The building should not go to the Urban Design Panel as it conforms to the Downtown Eastside Plan.

* * * * *

**314-328 West Hastings Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Proposal for a 12-storey mixed-use building with 128 secured market rental units and at-grade commercial space.

Public Benefit Summary

The project would provide secured market rental units and generate a DCL and Public Art contribution.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
Floor Space Ratio (site area = 1,158.3 sq. m (12,468 sq. ft.))	5.0 6.0	8.56
Building Height	32 m (105 ft.)	32.46 m (106.5 ft.)
Buildable Floor Space	5,791.5 sq. m (62,339 sq. ft.) 6,949.8 (74,807 sq. ft.)	9,918.9 sq. m (106,766 sq. ft.)
Land Use	Residential, Commercial, Institutional, Office	Residential, Commercial

Summary of Development Contributions Expected under Proposed zoning

City-wide DCL ^{1,2}	\$2,124,914
Utilities DCL ¹	\$1,219,114
Public Art ³	\$211,397
TOTAL	\$3,555,425

Other benefits (non-quantified components): 128 dwelling units will be secured for rental housing and retention of two individual heritage building facades secured through a restoration covenant.

¹ Based on by-laws in effect as of September 30, 2022. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of instream rate protection. See the City's [DCL Bulletin](#) for more details.

² This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

³ Based on 2016 rates; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

314-328 West Hastings Street APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information:

Address	Parcel Identifiers (PID)	Legal Description
314 W Hastings St	002-542-129	Lot 7 Block 26 District Lot 541 Plan 210
314 W Hastings St	002-542-137	Lot 8 Block 26 District Lot 541 Plan 210
328 W Hastings St	004-753-241	Lot 5 Block 26 District Lot 541 Plan 210
328 W Hastings St	015-501-973	Lot 6 Block 26 District Lot 541 Plan 210

Applicant Information:

Applicant	Pacific Reach Properties
Architect	Atelier Pacific Architecture Inc.

Development Statistics:

	Permitted Under Existing Zoning	Proposed Development	Recommended
Zoning	DD	CD-1	
Site Area	1,158.3 sq. m (12,468 sq. ft.)	1,158.3 sq. m (12,468 sq. ft.)	
Uses	Residential, Commercial, Institutional, Office	Residential, Commercial	
Max. Density	5.0 FSR (note 1) 6.0 FSR (note 2)	8.56 FSR	
Floor Area	5,791.5 sq. m (62,339 sq. ft.) (note 1) 6,949.8 (74,807 sq. ft.) (note 2)	Residential: 9,098.4 sq. m (97,934 sq. ft.) <u>Commercial: 820.5 sq. m (8,832 sq. ft.)</u> Total: 9,918.9 sq. m (106,766 sq. ft.)	
Max. Height	22.9 m (75 ft.) (note 3) 32 m (105 ft.) (note 2)	33.23 m (109.02 ft.)	32.46 m (106.5 ft.)
Unit Mix	--	Studio: 87 (67.9%) One Bedroom: 5 (3.9%) Two Bedroom: 15 (11.7%) Three Bedroom: 21 (16.4%) Total 128	
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law, confirmed at the development permit stage	

Notes:

- Area C2 of the DODP: maximum FSR for all uses, residential limited to 3.0 FSR
- Area C2 of the DODP: if 100% of the residential is secured market housing or 20% of the floor area is social housing, discretionary increases in height and density may be considered.
- Area C2 of the DODP: basic maximum height
- Number of spaces required for the rezoning proposal, per the current Parking By-law regulations

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