CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 26, 2021
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VanRIMS No.:	08-2000-20
Meeting Date:	February 9, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1943-1999 East Hastings Street

RECOMMENDATION

A. THAT the application by Boniface Oleksiuk Politano Architects on behalf of all of Reliance Properties Ltd., the registered owner of the lands located at 1967-1999 East Hastings Street *[Lot H, Block 38, District Lot 184, Plan 20337; 002-469-898]*, East Hastings Holdings Ltd., the registered owner of the lands located at 1955 East Hastings Street [*Lot 12, except the north 10 feet now lane, Block 38 District Lot 184 Plan 178; 015-679-454]*, and 1150985 B.C Ltd., the registered owner of the lands located at 1943-1945 East Hastings Street [Lot 13 *except the north 10 feet now lane, Block 38 District Lot 184 Plan 178; 005-411-530* to rezone the lands from MC-2 (Industrial, Commercial and Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.5 to 4.0 and the building height from 13.8 m (45.3 ft.) to 31.5 m (103 ft.) to permit the development of an eight-storey mixed-use building which would contain at-grade commercial space, 131 strata residential units, and two live-work units be referred to a Public Hearing, together with:

(i) plans prepared by Boniface Oleksiuk Politano Architects, received July 5, 2019;

(ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and

(iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for

consideration at Public Hearing.

B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

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

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

D. THAT Recommendations A to C 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 1943-1999 East Hastings Street from MC-2 (Industrial, Commercial and Residential) District to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building with ground-floor commercial space, 131 strata residential units, and two live-work units, under the *Grandview-Woodland Community Plan*. A height of 31.5 m (103 ft.) and a FSR of 4.0 are proposed.

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan*. Staff support the application, subject to design development and other conditions outlined in Appendix B and recommend it be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Grandview-Woodland Community Plan (2016)*
- *MC-1 and MC-2 Districts Schedule*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezonings (2010, last amended 2018)*
- *Community Amenity Contributions – Through Rezonings (1999, last amended 2020)*
- *Urban Forest Strategy (2014)*

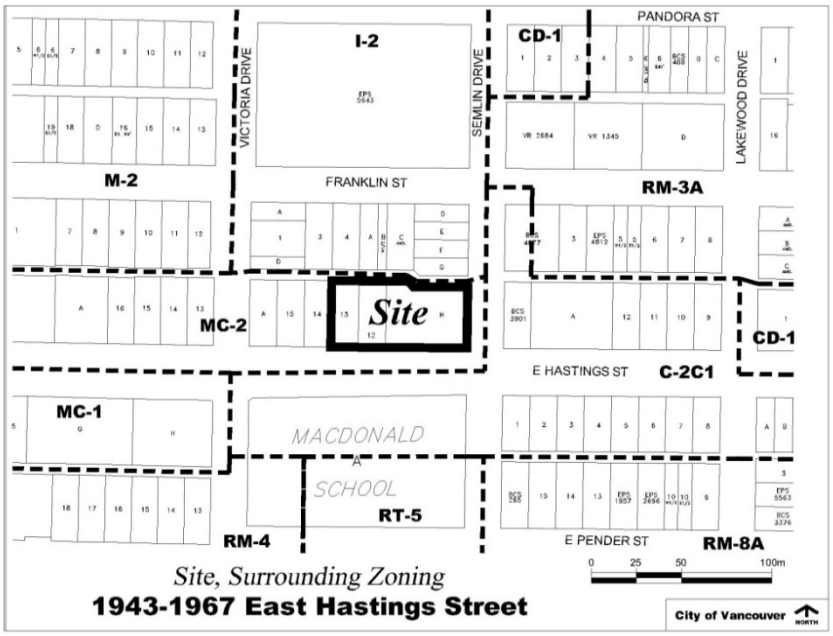
REPORT

Background/Context

1. Site and Context

The rezoning site is located on the northwest corner of Hastings Street and Semlin Drive, in the Grandview-Woodland local area (see Figure 1). It is comprised of three legal parcels, with a total site size of 2,708.8 sq. m (29,157 sq. ft.), a combined frontage of 75.6 m (248 ft.) along Hastings Street and a frontage (depth) of 37.2 m (122 ft.) along Semlin Drive. The site slopes steeply by 3.4 m (11 ft.) from Hastings Street down to the lane. The site is currently zoned MC-2 and is developed with low-rise commercial buildings and surface parking.

Figure 1: Location Map – Site and Context



West of the site is zoned MC-2, which allows for mixed-use development of commercial and light industrial developments. Across the lane to the north, is an I-2 District consisting of light industrial buildings. To the east along Hastings Street is C-2C1, which allows low-rise commercial buildings with conditional residential use above the ground floor. Directly across the street is Xpey' Elementary School (formerly Macdonald Elementary School). The site is located on a major arterial with both regular and rapid bus service.

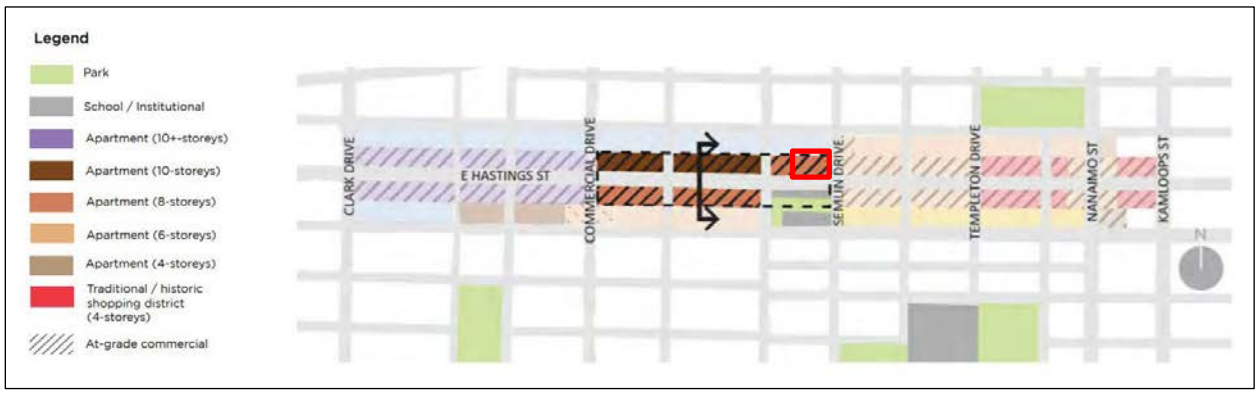
Neighbourhood Amenities – The following neighbourhood amenities are within the local area:

- Xpey' Elementary School is located directly across the street;
- Pandora Park is located two blocks to the east;
- Templeton Secondary School and Park is located four blocks to the south; and
- The site is at the western end of a busy shopping area that stretches along Hastings Street and includes a large amount of retail shops and services.

Local School Capacity – The site is located within the catchment of both Britannia Elementary School and the above-mentioned Xpey' Elementary School, which currently have an operating capacity of 228 and 247 students respectively. According to the Vancouver School Board's *Draft Long Range Facilities Plan* dated May 29, 2019, enrolments in 2017 resulted in a surplus of spaces at both schools, of 42 and 157 spaces respectively. By 2025, the draft plan forecasts a continued surplus at both schools. Sufficient space exists to accommodate the current and forecast enrolment.

The site is also located in the catchment area of Templeton Secondary School. Capacity utilization was 57% of its 1,400-seat capacity in 2017, with a draft forecasted capacity of 55% in 2027.

Figure 2: Subsection 6.2.2 – Hastings Slopes



2. Policy Context

Grandview-Woodland Community Plan – The rezoning site is located within the Hastings Slopes sub-area of the *Grandview-Woodland Community Plan*. Subsection 6.2.2 of the plan supports mixed-use mid-rise buildings that take advantage of the views and continue the retail presence along Hastings Street. For sites between Victoria Drive and Semlin Drive, with a minimum frontage of 61 m (200 ft.), buildings up to eight storeys and density up to 4.0 FSR can be considered (see Figure 2). A mix of commercial uses, which may include retail, service, and

community serving uses, is required on the first floor. Residential uses are permitted on upper floors, with setbacks above the sixth floor. Buildings should provide front setbacks to achieve a minimum 5.5 m (18 ft.) wide sidewalk. An additional 2.1 m (7 ft.) setback of the podium at ground level is required for "urban rooms" (public plazas) to allow for placemaking and opportunities to incorporate outdoor seating and other pedestrian amenities.

Strategic Analysis

1. Proposal

In accordance with the *Grandview-Woodland Community Plan*, the application proposes to rezone the site from MC-2 (Industrial and Commercial) District to CD-1 (Comprehensive Development) District to allow for the development of an eight-storey mixed-use building with ground-floor commercial space and 131 strata residential uses above. An urban room at the corner of Hastings Street and Semlin Drive, and two live-work units fronting Semlin Drive, are also proposed. A density of 4.0 FSR, a height of 31.5 m (103 ft.), and three levels of underground parking are proposed.

2. Land Use

The proposed mix of uses in the application, ground-floor commercial uses and residential uses above, are consistent with the intent of the *Grandview-Woodland Community Plan*. While the plan did not anticipate live-work units at this location, staff are supportive of them, as they offer an appropriate transition to the light industrial area to the north, and help with managing the slope and activating the streetscape along Semlin Drive.

3. Height, Density, and Form of Development (refer to application drawings in Appendix E and Statistics in Appendix G)

In assessing urban design performance, staff take into consideration the built form guidance outlined in the *Grandview-Woodland Community Plan*.

Form of Development – The application is consistent with the expectations of the plan for the site to accommodate an eight-storey mixed-use building. It consists of ground-level commercial units with two live-work units fronting Semlin Drive, seven levels of residential use, co-located residential indoor and outdoor amenity spaces, lane-facing commercial outdoor amenity space, and an urban room (pedestrian plaza). The main residential entrance is along Semlin Drive, supplemented with a secondary entrance from Hastings Street. The two live-work units are located at the northeast corner of the sloping site, to take advantage of the additional ground floor height at the rear and to improve the transition to the industrial properties to the north (see Figure 3).

Height – The plan anticipates a height of up to eight storeys for the block north of Hastings Street, between Victoria and Semlin Drives. The application complies with this height.

Density – The plan anticipates a density of up to 4.0 FSR for this segment of East Hastings Street. The application complies with the plan at a proposed density of 4.0 FSR.

Figure 3: Perspective view looking northwest

Public Realm – The plan sets expectations for a pedestrian-oriented, activated and animated public realm. New urban rooms (pedestrian plazas) allow for placemaking and opportunities to incorporate outdoor seating and other pedestrian amenities. This would be reinforced with a street wall of varied store frontages that encourage smaller scaled and locally-oriented retail. The project proposes a pronounced continuous commercial frontage, complemented by a corner urban room (pedestrian plaza). The commercial use wraps around the street corner and transitions to the neighbouring light industrial uses at the rear, while passing by the residential lobby and the two live-work units. The lane-facing pedestrian interface includes graphic surface treatment of the building in the form of murals. Staff have included a condition to refine the pedestrian interface of the commercial frontage and the urban room.

Amenity Space – The development offers on-site amenities for the residents and the commercial employees and customers. Residential common outdoor amenity spaces adjacent to indoor amenity rooms are provided on the mezzanine and the seventh floors. An elevated commercial use outdoor amenity space is located along the lane. Staff have included a condition for the provision of a children's play area.

Urban Design Panel – The Urban Design Panel reviewed and supported this application with recommendations on October 30, 2019 (see Appendix D).

Conclusion – Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal complies with the density, height and built-form of the *Grandview-Woodland Community Plan* and is appropriate for the context. Staff support the application subject to modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

4. Housing

Existing Tenants – The existing uses on the site are commercial and light industrial. There are no existing residential tenants on the site.

Housing Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum of 25% of the units be two-bedroom units and a minimum of 10% of the units be units with three or more bedrooms, for a total minimum of 35% of units being suitable for families.

As submitted, this application proposes approximately 40% of the total 131 residential strata units as two or more bedrooms. It includes 65 studio units, 12 one-bedroom units, 39 two-bedroom units, and 15 three-bedroom units. Two live-work units are also proposed, for a total of 133 residential units. The application as proposed is consistent with the *Family Room* requirements and a provision is included in the CD-1 Bylaw to maintain the minimum unit mix requirements (see Figure 4).

Figure 4: Proposed Unit Mix

Type	Count	Percentage
Studio	65	50%
1-bedroom	12	9%
2-bedroom	39	30%
3-bedroom	15	11%
Total	**131**	**100%**

5. Transportation and Parking

Vehicle and bicycle parking are proposed on three levels of underground parking, accessed from the lane. Overall, 144 vehicle parking spaces, 255 Class A and 0 Class B bicycle storage spaces, 2 Class B commercial loading spaces, and 1 Class A passenger loading space are provided. This application will need to meet the requirements of the Parking By-law, and therefore additional bicycle and passenger loading spaces are required to be added at the development application stage (see Engineering conditions in Appendix B).

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions contained within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezonings* 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 modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, the application will be required to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance.

Conditions related to environmental sustainability are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help 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 permission be granted to only remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A “by-law tree” has a trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there are no trees currently on site. A total of 65 new trees are proposed, with 17 on the ground level and 48 on upper level outdoor amenity areas. Landscape conditions seek additional planting, including new street trees along Semlin Drive.

Conditions related to Landscape are included in Appendix B.

PUBLIC INPUT

Pre-Application Community Consultation – The applicant held a pre-application open house on May 27, 2019 at Xpey’ Elementary School, to obtain early feedback on the proposal. Approximately 17 people attended this event. Twelve written comments were received; five of those comments expressed support for the building design, proposed amenity space and the increase in more housing within the Hastings-Sunrise community and four of those comments expressed concerns for the proposed height, insufficient amount of parking and potential shadowing to neighbouring buildings.

Public Notification – A rezoning information sign was installed on the site on August 20, 2019. Approximately 1,862 notification postcards were distributed within the neighbouring area on or about October 1, 2019. Notification and application information, as well as an online comment form, was provided on the Rezoning Centre’s applications webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on October 17, 2019 at Xpey’ Elementary School. Staff, the applicant team, and approximately 20 members of the public attended the open house. Consultation for this application predated the City’s virtual engagement strategy that was implemented due to the pandemic.

Public Response – Public input was received throughout the application process through the open house, online comment form, and by email and phone. A total of 27 comments were received.

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

Generally, comments of support fell in the following areas:

- **Building height, density, and massing:** The scale of the proposal is appropriate but additional height would be further supported.
- **Building design:** Overall appreciation for the building design.
- **Laneway artwork:** Appreciate the proposed laneway activation artwork as part of the development.
- **Housing:** The number of proposed units would be suitable to increase housing for families, young professionals, and seniors.
- **Community Plan:** This proposal aligns with the *Grandview-Woodland Community Plan.*

- **Retail and services:** This proposal would provide more retail and services for the neighbourhood, resulting in more vibrancy.
- **Public Plaza:** The covered plaza is a good addition and would be well used.
- **Amenity space:** The amenity space is large and well designed.
- **Neighbourhood context:** The neighbourhood would benefit from the addition of this proposed development.

Generally, comments of concern fell into the following areas:

- **Affordable housing:** This project would target wealthy people and should include an affordable housing component due to the affordability crises in the city.
- **Building height, density, and massing:** The proposal is too dense and the additional height given for rezoning would create an abrupt transition to the single detached houses further to the east.
- **Shadowing:** The height of the proposed development would shadow the neighbouring properties.
- **Urban Design Panel (UDP) Process:** This project should not go through UDP due to the simplicity of the proposal and its alignment with the community plan. Respondents noted that staff resources could be better used elsewhere.
- **Neighbourhood character and affordability:** The neighbourhood character and affordability would be negatively impacted by this proposal.

Staff have reviewed the comments and have determined that the proposal responds to the intents of the *Grandview-Woodland Community Plan*, subject to the conditions in Appendix B, which include further design development of the building. A detailed summary of public comments in response to the rezoning application can be found in Appendix D.

PUBLIC BENEFITS

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

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

The site is subject to the City-wide DCLs and the Utilities DCLs on the proposed 9,140 sq. m (98,381 sq. ft.) of residential floor area and 1,695.2 sq. m (18,247 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately $3,130,916 are anticipated from this development.

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

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 10,835.1 sq. m (116,628 sq. ft.), this project will contribute a public art budget of $230,923. Public art budgets are based on a formula (2016) of $21.31 per sq. m ($1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Developers may fulfil the public art commitment in one of two ways:

- *Option A* – Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan, which must be completed prior to issuance of the Development Permit.

- *Option B* – For developers not wanting to commission artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

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

The applicant has offered a cash CAC of $1,579,000 which will be directed to support delivery of the *Grandview-Woodland Public Benefits Strategy*. Real Estate Services staff have reviewed the applicant's pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

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

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

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a cash CAC of $1,579,000 to be allocated towards the delivery of the Public Benefit Strategy outlined in the *Grandview-Woodland Community Plan*.

Based on rates in effect as of September 30, 2020, total DCLs of approximately $3,130,916 would be expected from the proposed development.

The proposed development will be required to provide new public art on site at an estimated value of $230,923, or make a cash contribution to the City for off-site public art, in the amount of approximately $184,739 (80% of the estimated value of public art.)

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

CONCLUSION

Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the *Grandview-Woodland Community Plan* with regards to land use, density, height, and form.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

1943-1999 East 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 marginally numbered Z- (___) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

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

Designation of CD-1 District

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

Uses

3. Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law, and Multiple Dwelling;

   (c) Live-Work Use;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Institutional Uses; and

   (h) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4.1 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

(e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.2 The design and layout of at least 35% of the dwelling units must:

(a) be suitable for family housing;

(b) include two or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be two-bedroom units; and

(ii) at least 10% of the total dwelling units must be three-bedroom units; and

(c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

Floor area and density

5.1 Computation of floor space ratio must assume that the site consists of 2,708.8 m^2, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 4.0.

5.3 The total floor area for commercial uses must not be less than the minimum floor area of 1,695.2 m^2.

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

(i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and

(d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m^2 for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.

5.6 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

5.7 The use of floor area excluded under section 5.5 or 5.6 must not include any use other than that which justified the exclusion.

Building height

6. Building height, measured from base surface, must not exceed 31.5 m.

Horizontal angle of daylight

7.1 Each habitable room must have at least one window on an exterior wall of a building.

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 means:

(a) any part of the same building including permitted projections; or

(b) the largest building permitted under the zoning on any site adjoining CD-1 (___).

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

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) 10 % or less of the total floor area of the dwelling unit, or

(ii) 9.3 m^2.

Acoustics

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

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

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

* * * * *

1943-1999 East Hastings Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Boniface Oleksiuk Politano Architects, received July 5, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to ensure smaller-scale and locally-oriented commercial frontages.

Note to Applicant: The commercial character of the neighbourhood is of small scale local-serving retail. The commercial frontage should be highly articulated to reflect the context and accommodate smaller storefronts which may be proposed in later stages. Suggested strategies include introducing insets and bay windows, and using architectural detailing and landscaping to identify the individual storefronts.

1.2 Design development to improve activation of the public realm and the streetscape character fronting Semlin Drive as follows:

(a) Softening the building interface at the corner and along the street.

Note to Applicant: Suggested strategies include terraced planters, which may require increased setback at the ground floor to accommodate planting. Planters that terrace down northward can create a gentler transition of the building along the sloping sidewalk of Semlin Drive. If the setback is increased, special attention should be given to the resultant soffit through high-quality materiality and detailing. See also Landscape Condition 1.11.

(b) Ensure no building encroachment into the public realm. See also Engineering Condition 1.29.

Note to Applicant: Balconies along Semlin Drive currently extend over the property line. Demountable weather protection may encroach.

1.3 Design development to provide children's outdoor play area in keeping with the *High-Density Housing for Families with Children Guidelines*. See also Landscape Condition 1.12.

1.4 Design development to ensure neighbourliness by adding visual interest to the westerly party wall.

Note to Applicant: This wall will be exposed for the foreseeable future. Explore design elements such as architectural and graphic treatment that are consistent with the project.

1.5 Design development to enhance the safety and security of secondary entries and exits.

Note to Applicant: Suggested strategies include reconfiguring the secondary residential lobby to permit visibility from the street, and enclosing and integrating the northeast exit stairs into the building.

1.6 Design development to enhance the livability of dwelling units as follows:

(a) Ensure all units have sufficient access to daylight.

Note to Applicant: Reconfigure the northeast unit on Levels 2-6 to ensure adequate daylight access to the inside-corner bedroom.

(b) Consdieration of providing outdoor space for all non-family-units.

Note to Applicant: Access to private outdoor space for studio units will improve their livability. Balconies are recommended to have minimum clear dimensions of 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width.

1.7 Design development to ensure live-work units meet the requirements of the *Live-Work Use Guidelines.*

Note to Applicant: This includes the provision of direct internal access to loading through corridors and elevators. Further review during the Development Permit stage may result in additional conditions. Refer to https://guidelines.vancouver.ca/L005.pdf

1.8 Design development to meet the green roof requirements of the *Roof-Mounted Energy Technology and Green* Roofs bulletin.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf

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

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

Crime Prevention through Environmental Design (CPTED)

1.10 Design development to respond to CPTED principles, including:

(a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;
(b) Reduce opportunities for theft in the underground parking and mail theft;
(c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and
(d) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

1.11 Design development to improve public realm interface along Semlin Drive by providing additional planting, in particular tree planting. Refer to Urban Design Condition 1.2.

1.12 Design development to improve the amenity deck on Level 7 by:

(a) Providing a children's play area in keeping with the *High-Density Housing for Families with Children Guidelines.* Refer to Urban Design Condition 1.3.

Note to Applicant: Natural play elements are desired.

(b) Providing urban agriculture plots and / or incorporating edible plants in the planting design.

1.13 Verification of adequate soil volume for all proposed planting by providing typical large-scale sections with detailed dimensions (depths, widths etc.) for planted areas on all levels.

Note to Applicant: Plantings that are flush with grade (not in raised planters) are supported in particular on the ground level. This would require lowering the parkade slab to allow for adequate soil depths. Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 ft. of soil depth should be provided for all tree plantings.

1.14 Further design development to the *Integrated Rainwater Management Strategy* to explore opportunities for onsite rainwater infiltration and soil absorption, as follows:

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

1.15 Provision of landscape features intended to create bird-friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: https://guidelines.vancouver.ca/B021.pdf

Sustainability

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

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

Engineering

1.17 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.

1.18 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.

1.19 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.

1.20 An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopy encroaching onto Semlin Drive. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

1.21 Gates/doors are not to swing more than 1 ft. over the property lines or into the SRW area.

1.22 Provision of generous and continuous weather protection on the East Hastings Street frontage.

1.23 Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.

1.24 Provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:

(a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis.

(b) Loading study.

(c) Updated review of the parking and loading design confirming independent Class B loading maneuvering is provided on site for the required loading bays.

1.25 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Parking By-law.

1.26 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including:

(a) Provision of bicycle parking as per the Parking By-law.

Note to Applicant: Provide a minimum of 5% oversized, 10% lockers, maximum of 30% vertical spaces, and a maximum of 40 spaces per room.

(b) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.

(c) Provision of updated plans showing all Class B bike parking which is to be provided on private property and should not encroach in any way on public property.

(d) Provision of door openers on all doors providing access to bicycle storage rooms.

(e) Provision of end of trip facilities and clothing lockers as per By-law.

(f) Provide a bicycle storage room for the commercial use independent of the residential spaces and conveniently located next to end of trip facilities.

1.27 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement, including:

(a) Provision of 2.3 m (7’ 6 ½”) vertical clearance is required for access and maneuvering to the Class A Passenger loading space. Overhead projections into loading spaces are not permitted.

(b) Provide a double throat for the Class B loading spaces to facilitate maneuvering to/from both directions.

(c) Provision of additional loading bay width for the second and subsequent loading spaces

1.28 The following information is required for 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 on the drawings.

(c) Dimension of column encroachments into parking stalls.

(d) Show all columns in the parking layouts.

(e) Dimensions for typical parking spaces.

(f) Dimensions of additional setbacks for parking spaces due to columns and walls.

(g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.

(h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

(i) Areas of minimum vertical clearances labelled on parking levels.

(j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

(l) Existing street furniture including bus stops, benches etc. to be shown on plans.

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

1.29 Delete all balconies shown encroaching over the east property line onto Semlin Drive (pages A2.06 to A2.10).

1.30 Modify the two exit doors onto the lane so they do not swing out more than 1 ft. over the property line.

1.31 Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

1.32 Designs details of off-site improvements to be finalized at the development permit stage.

Rainwater Management

1.33 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to Building Permit Stage 2 issuance.

1.34 Provision of a draft final RWMP prior to Development Permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

1.35 The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the development permit application. To schedule the meeting, contact rainwater@vancouver.ca.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

2.1 Consolidation of Lots 12 and 13, Both Except the North 10 Feet Now Lane, Plan 178; and Lot H, Plan 20337; all of Block 38, District Lot 184 to create a single parcel.

2.2 Arrangements are to be made for release of Easement & Indemnity Agreements 219750M (support agreement) and 225306M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

2.3 Provision of a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks along Hastings Street to be achieved through a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as, but not limited to, vents, structure, stairs, planter walls, concrete benches, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

2.4 Provision of a Services Agreement to detail the on-site 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 2.5, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey (FUS) Required Fire Flows submitted by Dialog Design on July 28, 2019, no water main upgrades are required to service the development.

Note to Applicant: The proposed development can be serviced by the 300 mm main along East Hastings Street or the 200 mm main along Semlin Drive.

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. Implementation of development at 1943-1999 East Hastings Street will require the following in order to maintain acceptable SAN sewer flow conditions:

(i) 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.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 200 mm STM sewers on lane north of East Hastings Street.

(c) Provision of street improvements along East Hastings Street adjacent to the site and appropriate transitions including the following:

(i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits.

(ii) Minimum 3.05 m (10 ft.) wide broom-finish saw-cut concrete sidewalk.

(iii) Hard surface treatment between the sidewalk and the building.

(iv) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards.

(v) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.

(vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(d) Provision of street improvements along Semlin Drive adjacent to the site and appropriate transitions including the following:

(i) Front boulevard with street trees where space permits.

(ii) Minimum 3.05 m (10 ft.) wide broom-finish saw-cut concrete sidewalk adjacent the proposed commercial retail unit (CRU) and 2.14 m (7 ft.) wide sidewalk adjacent non-CRU uses.

(iii) Curb and gutter.

(iv) Full width paving on Semlin Drive, along property frontage, as per “Higher Zoned Streets/Lanes” specification.

(v) Relocation of the existing fire hydrant to outside of the future sidewalk alignment.

(vi) Curb ramps.

(vii) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards.

(viii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver standards and IESNA recommendations.

(ix) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements.

(e) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

(f) Provision of LED lighting at the intersections of Victoria Drive and East Hastings Street, and Semlin Drive and East Hastings Street to meet current standards.

(g) Provision of improvements at the intersection of Semlin Drive and East Hastings Street including:

(i) Design and installation of a new pedestrian signal.

(ii) Provision of new curbs ramps on the northwest corner.

(iii) Relocate fire hydrant on northwest corner to be clear of the sidewalk, and associated enabling works to modify or relocate existing infrastructure.

(h) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.

(i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Semlin Drive adjacent to the site.

(j) Provision of mill and regrade of the lane adjacent the site to centerline to meet City of Vancouver supplied building grades.

(k) 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.

(l) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Design and installation of a new pedestrian signal at Semlin Drive and East Hastings Street, as per Condition 2.4 (g) (i).

Note to Applicant: The benefiting area for these works is identified as the properties at the four corners of the intersection to midway of each block face east and west and to the lane north and south.

2.6 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

Community Amenity Contribution

2.7 Pay to the City the cash Community Amenity Contribution of $1,579,000 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Grandview-Woodland Public Benefits Strategy*. Payment is to be made prior to

enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

2.8 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community 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 Public Art Program Manager.

Note to Applicant: Please call Karen Henry, Public Art Planner (604-673-8282), to discuss your application.

Sustainability

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

Environmental Contamination

2.10 If applicable:

(a) Submit a site profile to Environmental Services (Environmental Protection);

(b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

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

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.

* * * * *

1943-1999 East Hastings Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule A (Comprehensive Development Areas) by adding the following:

"1943-1999 East Hastings Street [CD-1 #] [By-law #] C-2"

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

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

"[CD-1 #] [By-law #] 1943-1999 East Hastings Street"

* * * * *

1943-1999 East Hastings Street
ADDITIONAL INFORMATION

1. Urban Design Panel (October 30, 2019)

EVALUATION: Support with Recommendations (6-0)

Introduction: Rezoning Planner, Scott Erdman, began by noting this is an application to rezone three parcels under the Grandview-Woodland Community Plan. The site is located on the northwest corner of Hastings Street and Semlin Drive.

The site is zoned MC-2, currently developed with three low-rise commercial buildings with a surface parking lot. The Grandview-Woodland Community Plan anticipates mixed-use buildings in this location, with ground-floor commercial uses and residential above, up to eight storeys, with a density of 4.0 FSR.

Above six storeys, the upper floors should be stepped back. Front setbacks should be provided for an expanded public realm, including an additional setback along the podium for 'urban rooms' (mini public plazas). Proposal is to build an eight-storey mixed-use building with ground floor commercial-retail uses, and 131 strata residential uses above, and a density of 4.01 FSR. Two live-work units are included in this, at the northeast corner by the lane. An urban room at the corner of Hastings Street and Semlin Drive has also been provided.

Development Planner, Omar Aljebouri, began by highlighting the proposal's context in terms of neighbouring built form as well as what is anticipated under existing zoning and the Grandview-Woodland Community Plan (GWCP). He then noted the steep northwest slope of the site; the uses in the proposed development including the outdoor and indoor amenities; and a general description of the massing's eight-storey building including a six-storey podium that is set back along Hastings Street to allow for an "urban room", as described under the GWCP.

Omar concluded the presentation by inviting the Panel to provide commentary with regards to the below, prior to answering any questions and inviting the Applicant Team to present.

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

1. Does the Panel support the increase in height and density as outlined in the Grandview-Woodland Community Plan?

2. Please comment on the proposed public realm strategy including "urban room" and landscape.

3. Please provide any preliminary comments for the project's development during the Development Permit stage.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant noted they felt strongly about the connection to the street and created a large urban room, they stepped the entire building back further than necessary to be more generous to the street.

There are the two live-work studios coming around the corner.
The number of family units required has been exceeded.

The loading for the retail is a protected space under the canopy, this ensures life on the façade.
There is an opportunity for retail to spill out on the north.
There is a wall for a potential piece of art either by an artist in resident or mobile art.

The guidelines for this neighborhood is a wave pattern, buildings should not be uniform.
The façade treatments are also important, the owner of this project have said they want to provide a variation in balconies and some suites don't have balconies.

The feature of the balconies along with the pushing and pulling of units has added some irregular façades which will add shadowing and vibrancy to the street.

There is a sculptural element on the street corner, the outdoor room is dealing with a significant slope which provided for limited opportunities of the expression of the plaza. The applicant noted they are considering small conifers to make up for the loss of greenery.

The public realm has bike racks and benches to provide a bit of respite from a busy high-street.

The fenestration ratios are below 50%, there is a true green roof, the energy systems are of a high quality to exceed sustainability requirements.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Ms. Parsons, and seconded by Ms. Stamp, that the decision of the Urban Design Panel:

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

- Design Development of the retail frontage along Hastings Street;
- Further design development of frontage along Semlin Drive to improve street character.

Related Commentary:

The panel was in support of the project.
The panel found it to be a handsome project.
The height and density are appropriate for the neighborhood.
The building is fresh, the coloring is nice, and the idea of the public art on the lane was well received.
The urban room is a positive addition.

The panel noted the public realm could benefit from further development for animation and safety. There needs to be more opportunity for porosity and enhanced character with respect to the commercial frontage. Presently, it appears to be designed for one large tenant. Retail frontage along Hastings Street needs development to ensure the small storefront character, typical of the area, is maintained.

The space along Semlin Drive is very tight could benefit from additional trees.
The ground plane along Hastings, where the retail is, seems very flat and would benefit from further design development.

A panelist noted that the urban room is a critical aspect of the design. The grading of this corner, especially with the turn around the corner and change in grade, will determine the success of the plaza.

A panelist noted to review shading on the north side of the façade. The aperture expression might be problematic with respect to solar access as it creates deep recesses.

A panelist noted the articulation of the building is well done at the upper levels, anything that can be done to provide some articulation at the base would be good.

A panelist noted, although the blank west wall might be temporary, it has a rather a prominent presence and should be treated with careful attention.

Review the trees under the overhangs (aperture articulation on upper floors) and canopy. Trees and vegetation will require/need year round irrigation. Planting against guardrails might create problems. It was noted that trees along Hastings need pruning for walkability.

Attention to safety and internal circulation should be given to the design of the ground floor. This is especially with regards to residential access and bicycle storage. The lane-facing mural should be developed during the development permit stage to ensure successful articulation and integration into the project.

A panelist noted that adequate play area and indoor and outdoor amenities should be provided that are appropriate for families and children. It was noted that a small tot lot would be nice.

Exit along the lane from the second storey to the ground should be developed to avoid safety issues. It also pinches the entrance to the work-live units.

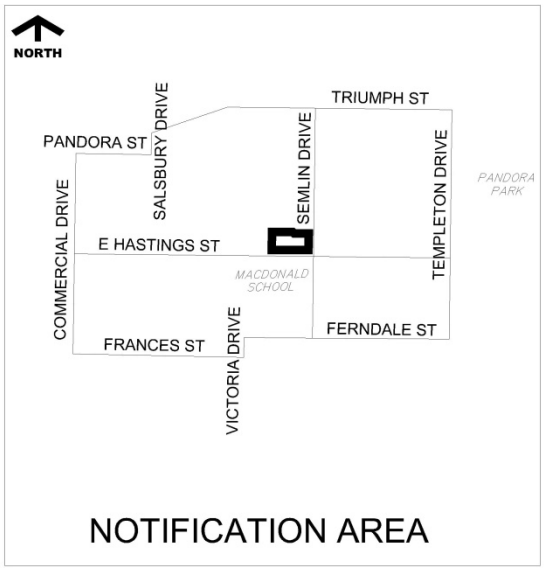
2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant led)	May 27, 2019	17 attendees
Community open house (City led)	October 17, 2019	20 attendees
Public Notification		
Postcard distribution – Notice of Community Open House	October 1, 2019	1,862 notices mailed
Public Responses		
Pre-application comment forms	May 27, 2019	12 submittals
Open house comment forms	October 17, 2019	16 submittals
Online comment forms	October 2019 – February 2020	8 submittals
Other input	October 2019 – February 2020	3 submittals

Note: All reported numbers above are approximate.

Map of Notification Area



Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Building height, density, and massing:** The scale of the proposal is appropriate but additional height would be further supported.
- **Building design:** Overall appreciation for the building design.
- **Laneway artwork:** Appreciate the proposed laneway activation artwork as part of the development.
- **Housing:** The number of proposed units would be suitable to increase housing for families, young professionals, and seniors.
- **Community Plan:** This proposal aligns with the *Grandview-Woodland Community Plan.*
- **Retail and services:** This proposal would provide more retail and services for the neighbourhood, resulting in more vibrancy.
- **Public Plaza:** The covered plaza is a good addition and would be well used.
- **Amenity space:** The amenity space is large and well designed.
- **Neighbourhood context:** The neighbourhood would benefit from the addition of this proposed development.

Generally, comments of concern fell into the following areas:

- **Affordable housing:** This project would target wealthy people and should include an affordable housing component due to the affordability crises in the city.
- **Building height, density, and massing:** The proposal is too dense and the additional height given for rezoning would create an abrupt transition to the single dwelling houses to the east.
- **Shadowing:** The height of the proposed development would shadow the neighbouring properties.
- **Urban Design Panel (UDP) Process:** This project should not go through UDP due to the simplicity of the proposal and its alignment with the Community Plan. Respondents noted that staff resource could be better used elsewhere.
- **Neighbourhood character and affordability:** The neighbourhood character and affordability would be negatively impacted by this proposal.

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:

- This project would be a great addition to the current under-utilized properties.

- The proposal would not displace any residents.
- Appreciate the live-work spaces that are proposed.
- Overall appreciation for the site's proximity to public transit and downtown.

General comments of concern:

- There would be no additional provisions for infrastructure such as traffic, electricity, and water.
- This proposal is not inclusive of residents who are already living in the area.
- The public greenspace would be too small and located next to East Hastings Street which would pose a noise concern.
- The location of this proposal would be too close to Xpey' Elementary School.
- The area already has numerous grocery stores, additional grocery stores would not add additional benefits to the neighbourhood.

Neutral comments/suggestions/recommendations:

- Would like to see bicycle infrastructure expanded in this area.
- The City should limit rezonings on lands that are zoned Industrial due to its shortages.

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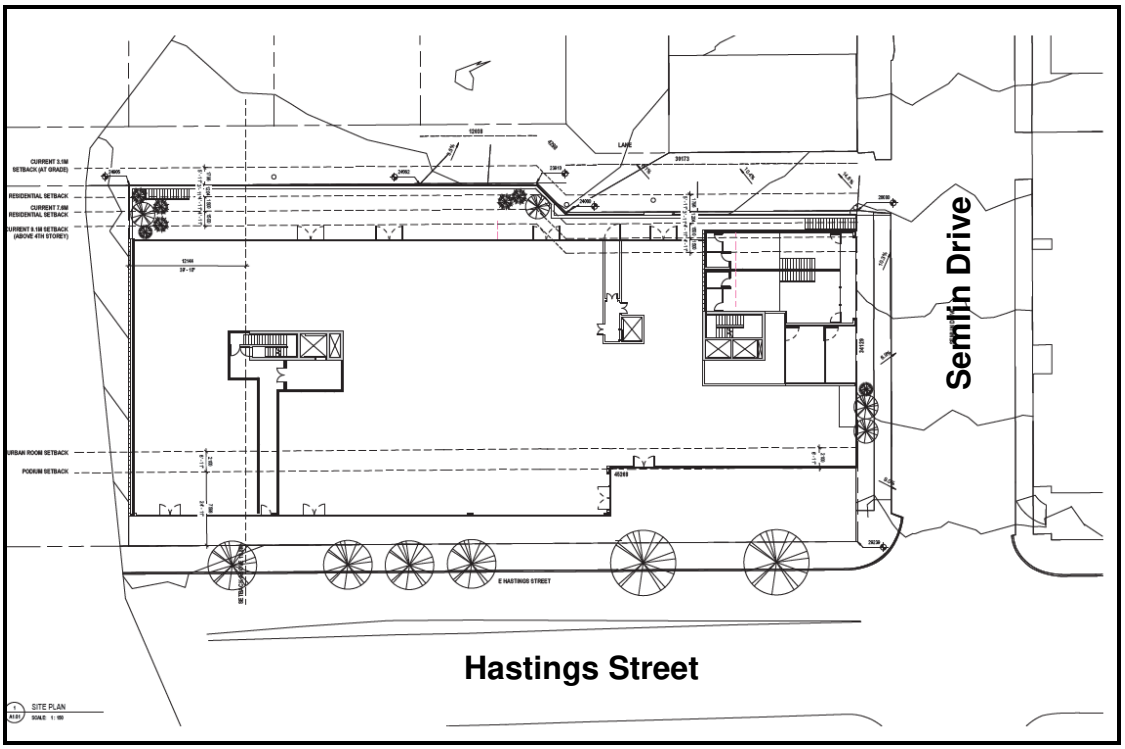
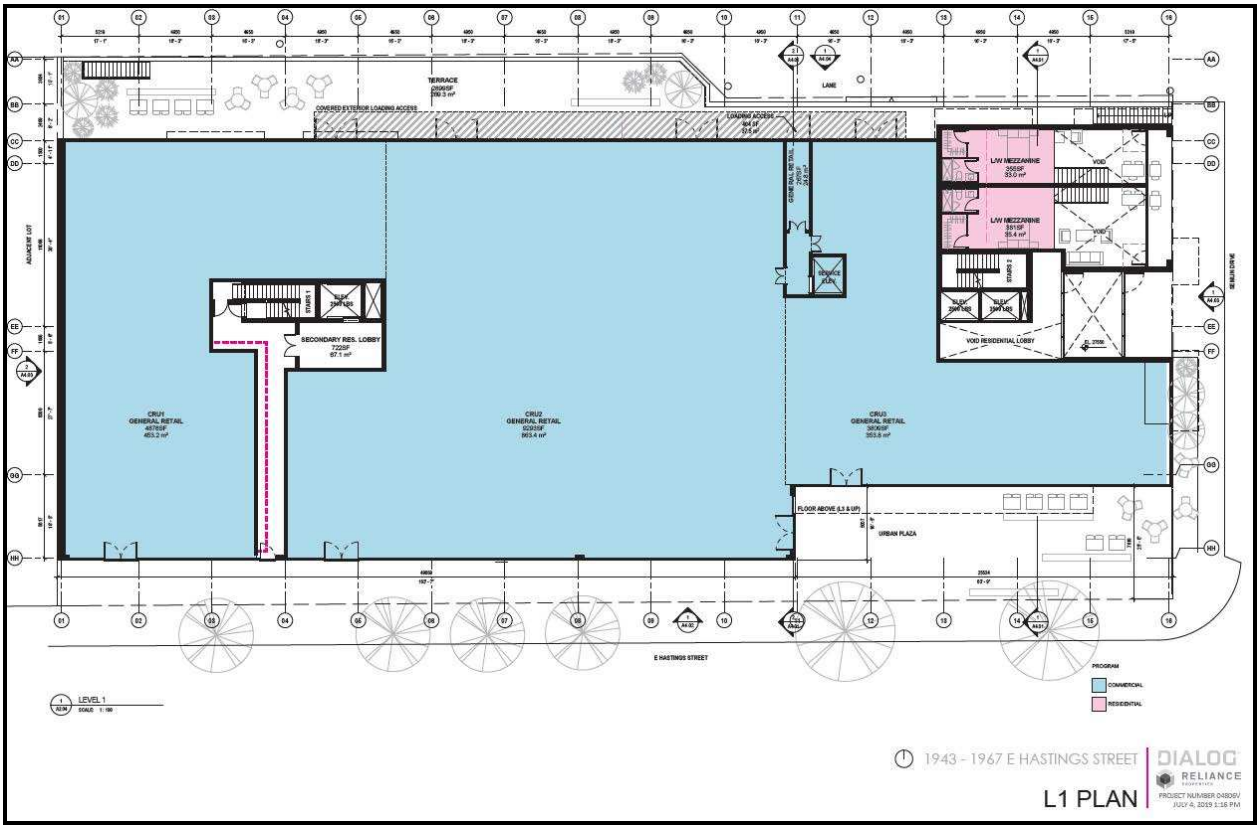
1943-1999 East Hastings Street
FORM OF DEVELOPMENT

Context Plan

Site Plan



Ground Floor Plan



Sections

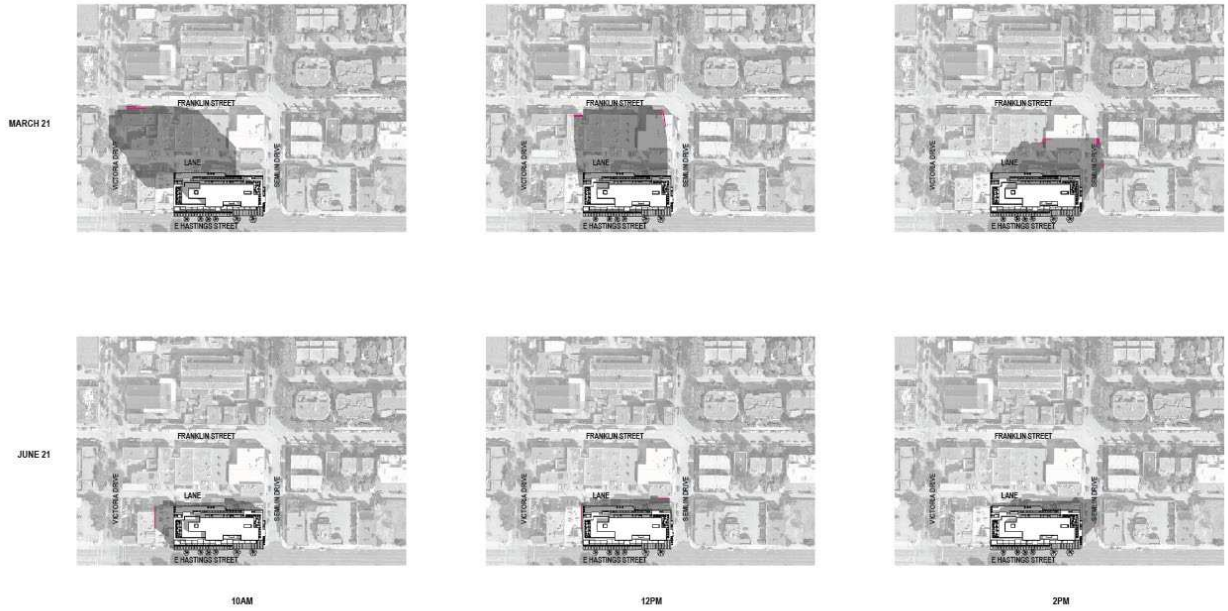
Elevations

1943 - 1967 E HASTINGS STREET
DIALOG
RELIANCE
EAST & WEST ELEVATION

1943 - 1967 E HASTINGS STREET
DIALOG
RELIANCE
NORTH ELEVATION

Landscape Plan

Shadow Studies



DIFFERENTIAL SHADING STUDY, COMPARING THE MAXIMUM AND PROPOSED PODIUM HEIGHTS

FOOTPRINT FOR DIFFERENTIAL SHADING

1943 - 1967 E HASTINGS STREET

SHADOW STUDIES

DIALOG
RELIANCE PROPERTIES
PROJECT NUMBER 04806V
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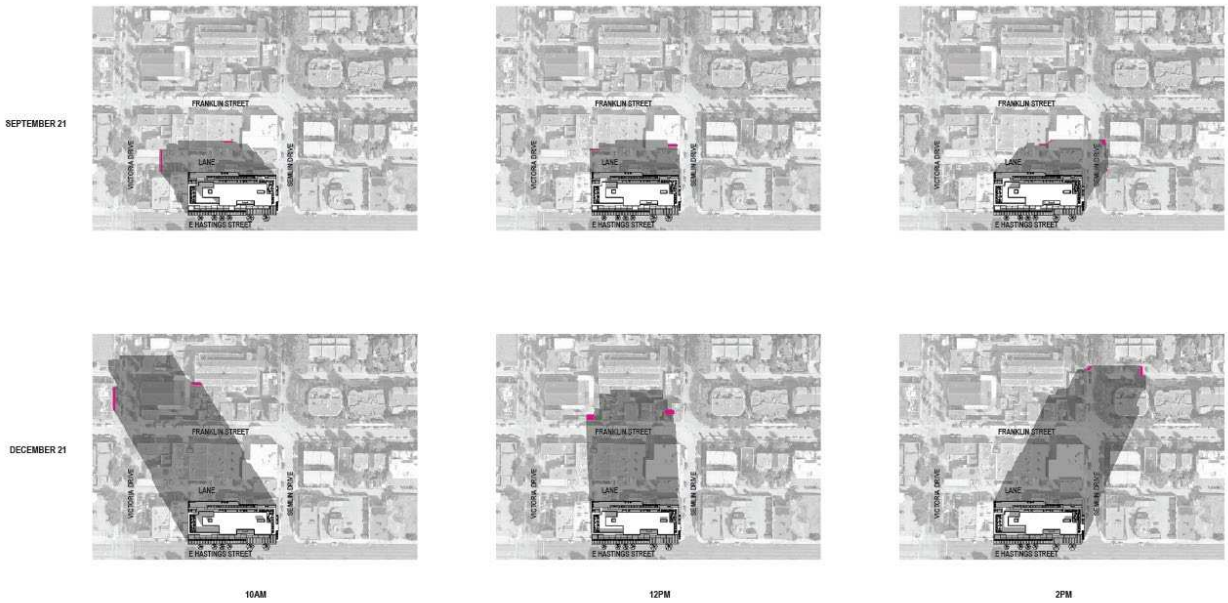

DIFFERENTIAL SHADING STUDY, COMPARING THE MAXIMUM AND PROPOSED PODIUM HEIGHTS

FOOTPRINT FOR DIFFERENTIAL SHADING

1943 - 1967 E HASTINGS STREET

SHADOW STUDIES

DIALOG
RELIANCE PROPERTIES
PROJECT NUMBER 04806V
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Perspectives

Southeast Corner

Southwest Corner

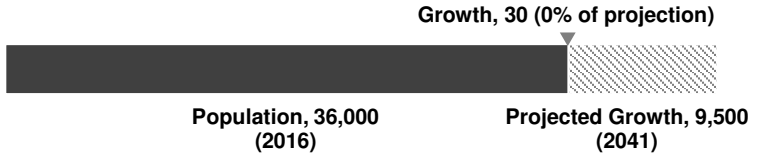
Northeast Corner

* * * * *

PUBLIC BENEFITS IMPLEMENTATION TRACKING
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)
Updated Q2 2020

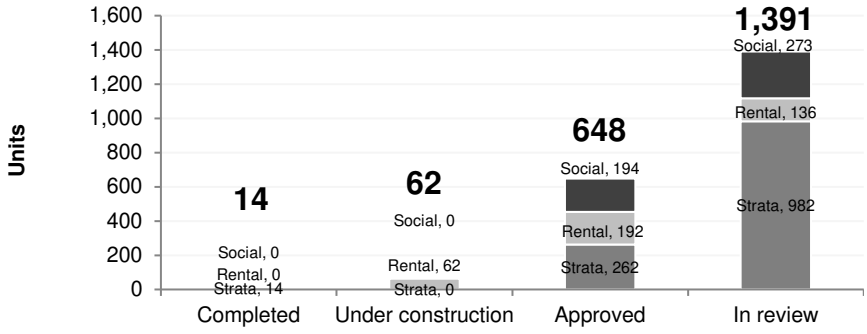
POPULATION GROWTH

Grandview-Woodland has grown by approximately 30 people since the 2016 census.



DEVELOPMENT ACTIVITY (UNITS)[a]

Recent rezoning approvals:
- 2025 E. 12th Ave and 2776 Semlin Dr. (104 social)
- 1535-1557 Grant St. (35 secured market rental)
- 815-825 Commercial Dr & 1680 Adanac St. (38 secured market rental)
- 1636 Clark Dr. and 1321-1395 E 1st Ave. (90 social)



PUBLIC BENEFITS ACHIEVED SINCE 2016

Category	Anticipated Public Benefits by 2041 (+)[b]	Completed since 2016 (•) or In Progress (○)	%[c]
Housing[a]	+ 1,400 non-market units + 1,400 secured market rental units + Support the creation of shelter space, where feasible, and with the support of upper levels of government + Increase the diversity of housing in Grandview-Woodland + Support the protection of existing affordable rental stock; and allow gradual renewal of older/under built stock in RM areas. + Create new secondary rental opportunities in RT areas and via new townhouse/rowhouse and multifamily development	○ *62 secured market rental units (under construction)* • New RT-5, RM-8A, RM-11, RM-12 districts in GW to support increase in housing diversity	5%
Childcare	+ Approx. 159 new spaces for children 0 to four years + Approx. 65 renewed spaces for children 0 to four years + Approx. 90 spaces for school aged children five to 12 years + Approx. 190 renewed spaces for children five to 12 years	• 71 spaces for children 0 to four years (Lord Nelson) • 22 spaces for children five to 12 years (Lord Nelson)	20%
Transportation/ Public Realm	+ Safety improvements for all modes with a focus on vulnerable road users and complete street designs + Upgrades and additions to cycling network + Upgrades to walking environment and sidewalk network + Street network and signal upgrades + New and enhanced plazas as part of redevelopment of key sites + Redesign Comercial Drive as a complete street	• E 10th Ave corridor improvements (Woodland Drive to Victoria Drive) • Street closure at Woodland St. and 2nd Ave ○ *Street trees between Clark Dr. & Nanaimo St.* ○ *Nanaimo Street upgrades - utilities and transportation improvements*	5%
Culture	+ Creation of 23,000 ft^2 of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers + Seek up to 18,000 ft^2 of non-profit creation/production studios + Seek cultural spaces as part of Britannia Community Centre redevelopment	○ *Cultural amenities as part of Britannia Centre redevelopment (planning)*	0%
Civic/Community	+ Britannia Community Centre renewal and expansion + Fire Hall #9 renewal + Community Policing Centre lease renewal	○ *Britannia Community Centre renewal (planning)*	0%
Heritage	+ 5% allocation from cash community amenity contributions in Grandview-Woodland	• 5% allocation from cash community amenity contributions • New RT-5 zone supports retention of existing heritage and character structures	N/A

Social Facilities	+ Aboriginal Mother Centre Society renewal and expansion + Kiwassa Neighbourhood House renewal and expansion + Vancouver Aboriginal Friendship Centre Society renewal and expansion + Urban Native Youth Association redevelopment + Kettle Friendship Society redevelopment		0%
Parks	+ Renewal and improvement of 8 neighbourhood parks + Install new synthetic turf to replace existing field (location TBD) + Upgrade one track facility (location TBD) + Create new and enhanced plaza areas as part of redevelopment of key sites + Introduce new shared space areas + Increase tree planting in neighbourhood + Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times	• Pandora Park renewal including off-leash dog area • Templeton Park Playground ○ *Cedar Cottage Park renewal (under construction)*	10%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed since the latest census.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- "Completed" projects have achieved Building Permit completion.
- "Under Construction" projects have achieved Building Permit issuance, but have yet to be completed.
- "Approved" projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as "Approved" projects until it achieves Building Permit issuance.
- "In review" projects include any rezoning applications or Development Permit applications that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved Since 2016

Public benefits that have either been completed or in progress are included in this section. Projects denoted in regular text are completed, and projects denoted with *italics* and an open bullet (○) are in progress. In this public benefits table," in progress" means under construction unless otherwise noted. In addition, this table provides some insight on the progression of Major Projects or other City programs.

Other Notes

[a] Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments. In 2020, unit counts from projects that were submitted as enquiries were removed from the 'In Review' development category.

[b] See chapter 16 of the Grandview-Woodland Community Plan for detailed information about the City's commitments to deliver public benefits in Grandview-Woodland.

[c] Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 16 of the Grandview-Woodland Community Plan.

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1943-1999 East Hastings Street
PUBLIC BENEFITS SUMMARY

Project Summary

An eight-storey mixed-use building containing 133 strata-titled residential units, including 2 live-work units, and at-grade commercial space.

Public Benefit Summary:

The project would generate a City-wide DCLs payment, a public art contribution, and a cash CAC offering to support delivery of the Grandview-Woodland Public Benefit Strategy.

	Current Zoning	Proposed Zoning
Zoning District	MC-2	CD-1
FSR (site area = 2,708.8 sq. m / 29,157 sq. ft.)	2.50	4.0
Floor Area	6,772 sq m (72,893 sq. ft.)	10,835.1 sq. m (116,628 sq. ft.)
Land Use	Mixed-Use	Mixed-Use

Summary of development contributions expected under proposed zoning

City-wide DCL[1]	$2,050,184
City-wide Utilities DCL[1]	$1,080,732
Public Art[2]	$230,923
Community Amenity Contribution	$1,579,000
TOTAL	**$4,940,839**

[1] Based on rates in effect as at September 30, 2020; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details.

[2] Based on rates in effect as of 2014; rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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1943-1999 East Hastings Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1943 East Hastings Street	005-411-530	Lot 13, except the north 10 feet now lane, Block 38, District Lot 184, Plan 178
1955 East Hastings Street	015-679-454	Lot 12, except the north 10 feet now lane, Block 38, District Lot 184, Plan 178
1967 East Hastings Street	002-469-898	Lot H, Block 38, District Lot 184, Plan 20337

Applicant Information

Architect	Boniface Oleksiuk Politano Architects
Developer/Property Owner	Reliance Properties Ltd., 1150985 B.C. Ltd., and 1955 East Hastings Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	MC-2	CD-1
Site Area	2,708.8 sq. m (29,157 sq. ft.)	2,708.8 sq. m (29,157 sq. ft.)
Uses	Light industrial, commercial, and residential mixed-use	Residential and commercial mixed-use
Floor Area	6,772 sq m (72,893 sq. ft.)	10,835.1 sq. m (116,628 sq. ft.)
Floor Space Ratio (FSR)	2.50 FSR	4.0 FSR
Height	13.8 m (45.3 ft.)	31.5 m (103 ft.)
Unit Mix	n/a	**Total strata units: 131** Studio units: 65 (50%) One-bedroom units: 12 (9%) Two-bedroom units: 39 (30%) Three-bedroom units: 15 (11%) Live-work units: 2
Parking, Loading And Bicycle Spaces	as per Parking By-law	144 vehicle parking spaces 255 Class A bicycle spaces 0 Class B bicycle spaces 2 commercial loading spaces 1 passenger loading space
Natural Assets	0 on-site trees	65 new on-site trees