
**CITY OF VANCOUVER
PLANNING & DEVELOPMENT SERVICES**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING**

October 17, 2018

FOR THE DEVELOPMENT PERMIT BOARD

November 13, 2018

**58 W Hastings Street (COMPLETE APPLICATION)
DP-2018-00630 – CD-1**

PFC/MXC/AEM/JRB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
C. Yee, Engineering Services
A. Bond, Affordable Housing

Also Present:

P. Chan, Urban Development
M. Cheng, Development Services
J. Borsa, Development Services
J. Tranter, Affordable Housing
A. Dunnet, Affordable Housing
J. White, Engineering Services

APPLICANT:

W.T. Leung Architects. Inc.
973 W Broadway
Vancouver, BC
V5Z 1K3

PROPERTY OWNER:

City of Vancouver

EXECUTIVE SUMMARY

- **Proposal:** To develop a 10-storey mixed-use building containing Retail, Integrated Health Services, and 230 units of Social Housing, all over one level of underground parking having vehicular access from the lane. This application is being processed through the Social Housing or Rental Tenure (SHORT) Program.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Design Focus Group Summary Report

● **Issues:**

1. Exterior design, particularly the lane-side
2. Ground floor height
3. Response to local community values through artwork

- **Urban Design Panel: SUPPORT with Recommendations**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2018-00630 submitted, the plans and information forming a part thereof, thereby permitting the development of a 10-storey mixed-use building containing Retail, Integrated Health Services, and 230 units of Social Housing, all over one level of underground parking having vehicular access from the lane, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 *Carried over from the Rezoning Conditions of By-law Enactment #5:* Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement that secures all dwelling units as social housing for 60 years or the life of the building, whichever is greater, subject to the following terms and conditions:

- i. a no separate sales covenant;
- ii. a no stratification covenant;
- iii. a provision that none of the dwelling units in the building be rented for less than one month at a time;
- iv. secure a minimum of 76 (33%) of the dwelling units to be rented for no more than the shelter component of Income Assistance; and

Unit Type	Shelter Rate Rent
Micro	\$375
Studio	\$375
1-bedroom	\$375
2-bedroom	\$570

- v. a requirement that all units comply with the definition of “social housing” in Vancouver Development Cost Levy By-law No. 9755;

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 595.2 of the Vancouver Charter. Including such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may require.

1.2 *Related to Rezoning Conditions of Approval of Form of Development #17 & #18:* Submission of a draft Operational Management Plan with the City of Vancouver, including an outline of sections that deal with community responses to neighbours, operational model, and supports for social housing renters. The draft Operational Management Plan would be subject to the approval of the General Manager of Arts, Culture and Community Services;

Note to Applicant: An important aspect of a well-managed building is defining the working relationship between each of the parties. In a project with separately owned parcels, it is important to manage and allocate the common cost elements for maintaining common spaces and elements and agreeing to the management of any animated community and/or common spaces.

Note to Applicant: Opportunities to lower rents to levels to make units eligible for rent supplements and/or subsidy programs which may be available from senior governments should be explored and, if possible, secured at the development permit stage as a condition of the occupancy permit. Such measures may provide opportunities for a greater number of residents with fixed and/or limited incomes to access housing in this community.

- 1.3 design development to the lane elevation to better respond to the *Victory Square Guidelines* through further articulation;

Note to Applicant: The *Victory Square Guidelines* notes, while architecturally simpler the lane-side should also express key neighbourhood's characters such as a saw-tooth roofline and finer grain fabric. Explore varying the parapets' profiles and heights, and having more cladding variations. Wood soffits should be considered to add warmth to the palette. These changes should most readily be applied to the three projected sections at gridlines 4 to 5; 7 to 9; and 11 to 12. Lastly, consider adding planters to the lane-side patios and roof-garden to soften lane's "hard edge". See also Standard Landscape Condition [A.1.17](#) for more details on planters along the lane.

- 1.4 design development to increase the ground floor ceiling height to make the medical facility and retail units more welcoming, and to give the building base more prominence in relation to the public realm;

Note to Applicant: The ground floor's currently proposed 13.25 ft. floor-to-floor height may be insufficient to provide an adequate sense of welcoming, especially after factoring ducts and/or dropped-ceilings. Increased height allows taller windows which can let in more natural light. And, taller ceiling heights increase the space's adaptability for future different uses. Lastly, a taller ground floor can improve the building's presence in the public realm. The overall height should neither exceed the allowable under the draft CD-1 By-law, nor the residential floors become lower in height. Less intrusion of ducting and dropped ceiling systems, as well as reduction in the office floor heights on the second and third floors may be considered.

- 1.5 design development to increase privacy for residents across the lane with more screening on the lane-side balconies;

Note to Applicant: Added privacy is important as portions of the building are less than 60 ft. from the residential buildings across the lane. Use light-weight screens and/or trellises to minimise potential 'walling in' the lane-side balconies.

- 1.6 consideration to reduce the amount of space dedicated to urban-agriculture.

Note to Applicant: The intent is to create more un-programmed space for informal activities. See also Standard Landscape Condition [A.1.18](#). The required amount of urban agricultural space should still be met.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

Technical Review for: 58 West Hastings Street		Zone: CD-1		DP-2018-00630
PERMITTED / REQUIRED		PROPOSED		
Site Size		268.47 / 268.51 ft by		120.01 / 120.04 ft
Site Area	2,993.80 m ² = 32,225.00 ft ²	32,225.00 ft ²		
Uses	Office Uses Retail Uses, limited to Grocery or Drug Store, Retail Store and Small-scale Pharmacy Dwelling Units in conjunction with any of the uses listed in this By-law	Office Use: Health Care Office Retail Use: 5 Retail Stores Dwelling Use: Social Housing	Levels 1 - 3 Level 1 Levels 4 - 10	
Height	Top of roof slab 108.96 ft Top of arch. appurtenances 112.57 ft	Top of roof slab Top of architectural appurtenances	108.94 ft 112.44 ft	
FSR ¹		Residential Social Housing Non-residential Health Care Office Retail Maximum 6.40 FSR	4.10 FSR 2.15 FSR 0.21 FSR <u>6.46 FSR</u>	
Floor Area ¹		Residential Social Housing Non-residential Health Care Office Retail Maximum 206,240.00 ft ²	132,242.94 ft ² 69,407.00 ft ² 6,653.20 ft ² <u>208,303.14 ft²</u>	
Balcony	Maximum 12% 15,869.15 ft ²	Open Residential Balconies	6.19%	8,182.10 ft ²
Amenity ²	9,999.67 ft ²	Amenity and Common Laundry Rooms 3,908.30 ft ²		
Dwelling Unit Type and Minimum Area	Minimum Area Micro dwelling 249.72 ft ² Studio 319.69 ft ² At least 23.4% of the dwelling units must be two or more bedrooms	Min. Area Micro dwelling 286 ft ² Studio 351 ft ² One bedroom Two bedroom Total	% 23.5 % 45.7 % 7.4 % 23.5 % 100 %	Units 54 units 105 units 17 units 54 units 230 units
Horizontal Angle of Daylight	One angle of 50°, or 2 angles with a sum of 70° over an unobstructed distance of 78.74 ft Unobstructed distance may relax to 12.14 ft	Complied		

continue with Parking, Loading, Bicycle on the next page

Technical Review for: 58 West Hastings Street				Zone: CD-1				DP-2018-00630			
PERMITTED / REQUIRED				PROPOSED							
Parking ³	Residential Use			Residential Use							
		Disability	3	Standard			7				
		Maximum Small Car (25%)	4	Disability			2				
		Minimum	15	Small Car			3				
				Residential Use Total			12				
	Non-Residential Use			Non-Residential Use							
		Disability	4	Standard			43				
	Maximum Small Car (25%)	15	Disability			4					
	Minimum	60	Small Car			4					
			Non-Residential Use Total			51					
All Uses Total - Minimum			75			All Uses Total			63		
Loading ⁴		Class	A	B	C		Class	A	B	C	
	Residential		0	1	0	Residential and Retail (shared loading)					
	Non-Residential		1	4	0	Non-Residential					
	Total		1	5	0	Total					
Bicycle ⁵		Class	A	B		Horiz.	Vert.	Locker			
	Residential		230	6		Class	A	A	A	B	
	Non-Residential		14	6		Residential	80	28	82	6	
	Total		244	12		Non-Residential	20	3	0	6	
				Total			213			12	

Notes:

1 Notes on FSR and Floor Area:

Proposed floor area exceeds the maximum permitted FSR by 2,063.14 sq. ft. This overage includes rooftop mechanical room area (878.24 sq. ft.) and area overage in the building (1,184.90 sq. ft.). Standard Condition **A.1.3** seeks compliance with Section 4.2 - Density, of the draft CD-1 By-law.

2 Notes on Amenity:

In accordance with Section 4.5(a) - Density-amenity areas, of the draft CD-1 By-law, amenity areas must not exceed the lesser of 9,999.67 sq. ft., or 20% of the permitted floor area which is equivalent to 41,248.00 sq. ft. For this site, the lesser is 9,999.67 sq. ft. Proposed amenity areas include two residential amenity rooms at Level 4, and all residential common/shared laundry rooms at Levels 4 to 10.

3 Notes on Parking:

Appendix C of the Policy Report dated November 28, 2017 specifies the parking requirements for residential and commercial. In accordance with this Appendix C, parking requirements are 15 spaces for residential uses, and 60 spaces for non-residential uses. Standard Condition A.1.4 seeks compliance with these two requirements.

In accordance with Section 4.8.4(a) - Disability Spaces, of the Parking By-law, a minimum of 9 disability spaces is required for residential uses. However, Engineering and Planning support relaxation of disability parking from 9 spaces to 3 spaces for residential uses. Standard Condition A.1.5 seeks compliance with this requirement.

4 Notes on Loading:

In accordance with Section 5.2.7 - Loading requirements for office uses, of the Parking By-law, a minimum of one Class A loading space is required for non-residential uses. However, Engineering and Planning support relaxation of one Class A loading space for non-residential uses.

Appendix C of the Policy Report dated November 28, 2017 specifies the Class B loading requirements. In accordance with this Appendix C, loading requirement is 5 Class B loading spaces. Standard Condition A.1.4 seeks compliance with this requirement.

5 Notes on Bicycle:

Bicycle requirements for Class B residential, Class A non-residential, and Class B non-residential are in accordance with the Parking by-law, while bicycle requirement for Class A residential is specified in Appendix C of the Policy Report dated November 28, 2017.

In accordance with this Appendix C, bicycle requirement is 0.75 Class A bicycle spaces per each residential shelter-rate unit. The minimum target is 115 shelter-rate units. For residential non-shelter-rate units, bicycle requirement is based on the Parking By-law which is 1.25 Class A bicycle spaces per unit. Standard Condition A.1.4 seeks compliance with this requirement.

• **Legal Description**

Lot: 1
 Block: 29
 District Lot: 541
 Plan: BCP39144

• **History of Application:**

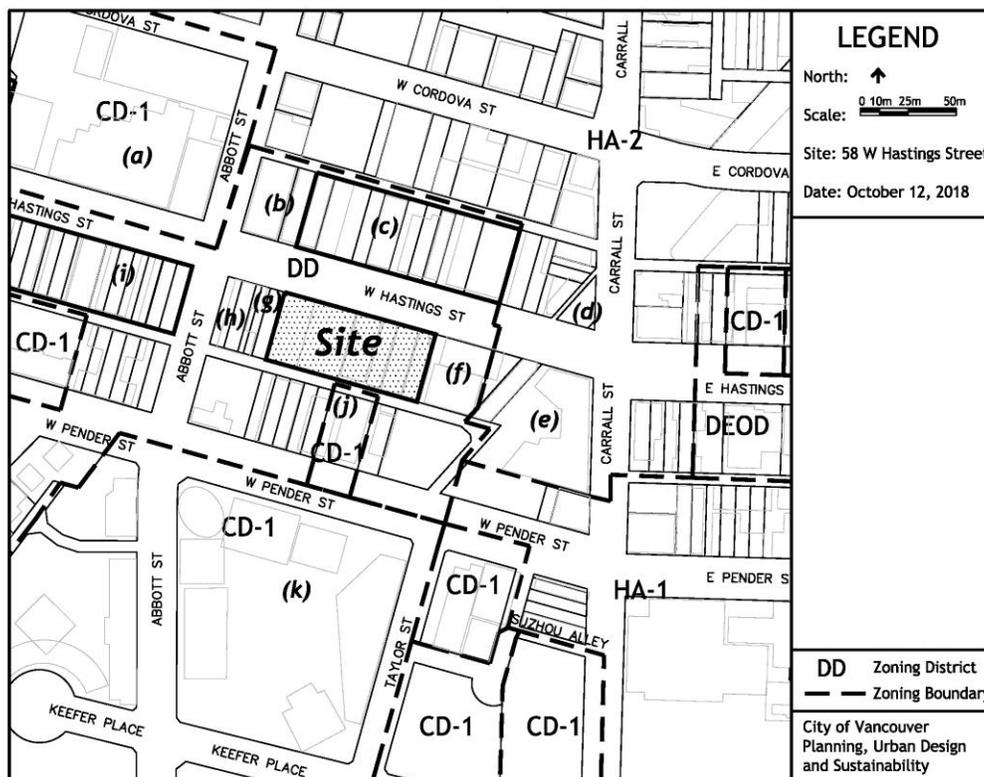
18 07 11 Complete DE submitted
 18 08 08 Urban Design Panel
 18 10 17 Development Permit Staff Committee

• **Site:** The subject site is located mid-block on the south side of West Hastings Street, between Abbott and Carrall Streets. This 2,993.8 m² (32,226 sq. ft.) site has a frontage of 81.8 m (269 ft.) on Hastings Street and a depth of 36.6 m (120 ft.). The site is comprised of one legal lot and is currently undeveloped.

• **Context:** The blocks surrounding the subject site contain a mixture of commercial, office and mixed-use buildings, some containing social housing, ranging from one to 32 storeys. Significant developments in the immediate area are shown in Figure 1 and are listed below:

- a) 103 Cordova Street (“Woodward’s Building”): Mixed-use development with a 32-storey market strata tower and social housing built in 2009
- b) 95 West Hastings Street: Rezoning application for a 10-storey mixed-use building with 132 units of secured market rental housing
- c) The rest of this block of West Hastings has retained its historic streetscape
- d) 399 Carrall Street (“Pioneer Place - Pigeon Park”): Popular Downtown Eastside gathering place
- e) 425 Carrall Street (“BC Electric Building”)
- f) 20 West Hastings Street (“Portland Hotel”): 88-units supportive housing building
- g) 74 West Hastings Street (“Grand Union Hotel”)
- h) 404 Abbott Street (“Abbott Mansions”)
- i) The 100 south block of West Hastings has retained its historic streetscape
- j) 33 West Pender Street (“Loft 33”): Nine-story market strata residential building built in 2009
- k) 88 West Pender Street (“International Village”): Retail, cinema and residential complex

Figure 1: Context Map



• **Background:**

A development application for a 10-storey mixed use building was submitted on July 11, 2018 to determine the acceptable form of development under the provisions of the approved rezoning CD-1 By-Law (pending enactment), the *Downtown Eastside Plan (DTES Plan)*, the *Victory Square Policy Plan*, and *Victory Square Guidelines*. This proposal was reviewed by the Urban Design Panel on August 8, 2018 at which time it received support, with recommendations.

• **Applicable By-laws, Policies and Guidelines include, but not limited to:**

- *CD-1 By-Law* (pending enactment)
- *Downtown Eastside Plan* (2014)
- *Rezoning Policy for the Downtown Eastside* (2014)
- *Downtown Official Development Plan* (1975, last amended 2015)
- *Victory Square Policy Plan* (2005)
- *Victory Square Guidelines* (2006)
- *Housing Vancouver Strategy* (2017)
- *Housing and Homelessness Strategy* (2011)
- *Housing Vancouver Emerging Directions* (2017)
- *Housing Plan for the Downtown Eastside* (2005)
- *Motion for Measures to Expedite Affordable Housing* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Guidelines For New Development Adjacent To Hotels And Rooming Houses* (1982, last amended 1991)
- *Micro Dwelling Policies and Guidelines* (2014)
- *Green Buildings Policy for Rezoning* (2009, last amended 2014)
- *Vancouver Neighbourhood Energy Strategy* (2012)
- *Healthy City Strategy* (2015)
- *Urban Agriculture Design Guidelines for the Private Realm* (2009)
- *Community Amenity Contributions — Through Rezoning* (1999, last amended 2014)
- *Financing Growth Policies* (2003)
- *Development Cost Levy By-law* (2008, last amended 2015)
- *Public Art Policies for Rezoned Developments* (2014)

• **Response to Applicable By-laws and Guidelines:**

CD-1 By-Law (Pending Enactment)

This development application complies with the use, density and height provisions of the CD-1 By-Law. It should be noted that through the rezoning the height was increased from the 32m (105 ft.) allowed in the Downtown Eastside Plan's height allowance to 33.21m (108.96 ft.). The rationale for this is to allow the proposed micro-dwelling units in the building to have higher ceilings for better natural light / air access and general improved liveability.

Downtown Eastside Plan (DTES Plan)

This development application meets the DTES Plan's objectives to have integrated developments that meet the needs and priorities of the local community. This is demonstrated by the social housing units provided, the medical facility for the local community, and local-serving commercial retail units. There are also shared indoor and outdoor amenity spaces in the building for its residents.

The DTES Plan's objectives of serving the local community is further reinforced by the feedback attained through focus group sessions arranged by the Community Advisory Committee, a group established as a

condition of the rezoning. Appendix E contains a Summary Report of these sessions. Generally, the focus group participants would like to see:

1. Commercial space that is local-serving, affordable, inclusive, and incorporates existing activities on the site. Participants suggested possible retail uses, including a tenant resource or advocacy centre, theatre space, art gallery, affordable cafe, or informal enterprise space for community members to sell hand-made products and make supplemental income. There was a strong sentiment among participants that the retail units on this building not be “zones of exclusion” for low-income people, instead meeting the needs of the neighborhood’s diverse population; and
2. Involvement of local residents and tenants in building construction and daily building operations, in order to create a more welcoming and resilient environment. Participants also highlighted the value of creating opportunities for tenant interaction and community-building, through peer to peer supports, monthly gatherings, information/notice boards, and dispersing different tenant groups throughout building. Local hiring agency like EMBERS would be a good resource to assist with the hiring as well as consulting with ACCS staff about the Community Benefit Agreement policy.

Rezoning Policy for the Downtown Eastside

The Rezoning Policy for the Downtown Eastside stipulates that sites within the Victory Square area, which this site is within, may be rezoned if social housing, secured market rental housing, and/or heritage building rehabilitation is pursued. This development application provides social housing. Form-wise, while not a heritage rehabilitation project, it respects the area’s finer grain scale and rhythm.

Victory Square Policy Plan

The *Victory Square Policy Plan* anticipates retention of the area’s heritage buildings, scale and character; improvement of existing low-income housing; revitalization without displacing low-income residents; and partnership with the community. This application complies with both the recommended form of development in terms of a finer grain massing as well as its use dedicated to low-income housing and other local community needs – medical facilities and local-serving businesses.

Victory Square Guidelines

The *Victory Square Guidelines*’ main objective points to conservation and retention of the existing scale, form and fabric of the area’s heritage environment. Victory Square’s main characteristics are: narrow building frontages; characteristic “sawtooth” roof profile created by varying building heights; cubic massing; and robust continuous street walls lined with fine grain commercial-retail units. A higher ground floor is also recommended to give the building a stronger “base” and thus prominence within the public realm. A higher ground floor also allows for transoms and clerestory windows which are typical of the area. Materials-wise, masonry is prevalent. Other common features are punched window openings and projecting cornices. New developments need not replicate older buildings but should be reflective of the overall massing and composition.

This development proposed in this application breaks its long frontage into smaller ‘sections’, and has a variegated roof-line (when viewed at ground level), to comply with the *Guidelines*. Its solid walls-to-windows ratio is also compliant with the *Guidelines*’ façade composition recommendation. Heavy cornices are also introduced to break the break into three tiers – a strong base, a mid-section, and a shallower top. These features continue the existing fabric’s prevalent composition through a contemporary interpretation.

City staff will seek further refinement in responses to the *Victory Square Guidelines* through Recommended Conditions: 1.3 to articulate the building’s lane-side so that a finer grain fabric can be expressed; 1.4 will seek a taller ground floor height to give the building more street presence and improved the ground floor’s adaptability and general ambience; and 1.5 will seek to improved neighbourliness and afford privacy nearby neighbours (especially ones across the lane) by more screening.

Housing Vancouver Strategy, Housing and Homeless Strategy, Housing Vancouver Emerging Directions, Housing Plan for the Downtown Eastside, and Motion for Measures to Expedite Affordable Housing

This application's use and mixed residential tenure meets the policies and guidelines which common objectives is to increase supply of affordable housing to enable more people to live and work in Vancouver. Additionally, this project is also being processed through the City's new affordable housing priority process.

High-density Housing for Families with Children Guidelines

The common indoor and outdoor amenity spaces as well as the private-personal outdoor spaces (in the form of balconies) in the family-sized units meet this guideline's recommendation for family living. See also Affordable Housing Condition **A.1.30**.

Guidelines for New Development Adjacent to Hotels and Rooming Houses

This guideline is to ensure for new developments adjacent to hotels and rooming-houses to ensure the new developments will not limit or block light and air access to existing residential buildings which may have primary windows at or near interior property-lines. This development application provides a 12.25 ft. setback on the building's third floor and up, along its west property-line to provide light and air to the windows of the hotel to the immediate west. This setback complies with the guidelines' recommendation.

Micro Dwelling Policies and Guidelines

This development application provides micro-dwelling units that are within the parameters set out in the Micro Dwelling Policies and Guidelines. These self-contained units do meet the minimum required size of 23.2 sq. m (250 sq. ft) outlined in the Guidelines. This development application has also adjusted the ceiling heights on the floors with micro-dwelling units to 9 ft. from a previous iteration of 8.5 ft. to meet the Guidelines recommendation for higher ceiling heights to permit more natural light and air, and an improved general sense of openness in the units. Overall, the application achieves the objective of providing replacement housing for low-income single living in Single Room Occupancy (SRO) hotels and for affordable housing for moderate income renters in the Downtown Eastside.

Green Buildings Policy for Rezoning, Vancouver Neighbourhood Energy Strategy, and Healthy City Strategy

This development application is on track to meeting *the Green Buildings Policy for Rezonings* including a minimum of LEED® Gold rating, with 1 point for water efficiency and storm-water management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. Furthermore, the building will also be connected to a neighbourhood energy system, when this system becomes readily available, as per the *Downtown Eastside Plan's* requirement for new buildings. Overall, the building's central location as well as provisions for bicycle-parking will meet the objectives for reduced private vehicular use recommended in the *Healthy City Strategy*.

Urban Agriculture Design Guidelines for the Private Realm

This development application provides urban agricultural plots on its shared roof-patio for its residents, thus meeting this Guideline's objectives.

It should be noted that Staff will ask as a consideration item to reduce the amount urban agricultural plots, but not lower than what is required by the Guidelines, so as to increase the amount of un-programmed roof space for informal meetings for the residents.

Development Cost Levy By-law, Community Amenity Contributions, and Financing Growth Policies

The commercial and healthcare office uses are subject to the City-wide commercial DCL rate, which is \$149.73/m² (\$13.91/sq. ft.). These uses comprise 8,184.2 sq. m (75,252 sq. ft.) of the project's floor space, so the DCL is estimated to be \$1,225,420. The site is also in an area where the City-wide DCL residential rate of \$168.13/m² (\$15.91/sq. ft.) would apply, however under the DCL By-law, social housing is exempt from DCLs. The social housing component of the project meets the criteria of the by-law for

exemption. The value of this exemption is estimated to be approximately \$2,210,068 for the 13,145.2 sq. m (141,499 sq. ft.) of floor area in that use. DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th each year.

Community Amenity Contributions, which falls under the *Financing Growth Policy*'s umbrella, are exempted for social housing. As such, no additional CAC is required as part of this project.

Public Art Policies for Rezoned Developments

The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. Under the policy, floor area in social housing use is exempt from the public art requirements. The balance of the project's floor space, 8,184.2 sq. m (75,252 sq. ft.) in commercial and healthcare office use, is below the minimum threshold, thus no public art contribution is sought here.

However, in April, 2018, after the rezoning was approved at council, two Design Focus Group sessions were held with the local community (See Appendix E) to see how the development can better respond to local identity and community values. City Staff will thus ask as consideration items in Standard Affordable Housing Condition [A.1.32](#) to reflect these local aspirations.

• **Response to Rezoning Conditions:**

Not all Rezoning conditions are included for discussion in this section. Only conditions relevant to form of development issues are included below.

Rezoning Condition #1: Design development to improve liveability of the micro dwelling units by increasing the ceiling heights on the 4th to 8th floors to 9 ft.

Note to Applicant: This is to better respond to the *Micro Dwelling Policies and Guidelines* which recommends a higher ceiling height to increase the amount of natural lighting and ventilation. Increasing the ceiling heights will entail the floor-to-floor height and the overall building height be increased accordingly. In any case, the total building height to top of roof slab should not exceed 33.21 m (108.96 ft.) This ceiling height increase should only apply to floors 4 to 8, while floors 9 to 10 will remain at 8.5 ft.

Applicant Response: *Floor heights are increased per note.*

Staff Assessment:

This development application's levels 4 to 8's heights have been increased to satisfy this rezoning condition.

Rezoning Condition #2: Design development to strengthen the saw-tooth pattern by further developing the topmost cornices.

Note to Applicant: This is to better respond to *Victory Square Guidelines* which recommend a pronounced sawtooth roofline for sites wider than 23 m (75 ft.) to complement the existing finer grain historic buildings. This may be achieved by introducing projecting cornices for the topmost portions of the building between gridlines 2 to 4, 6 to 9, and 12 to 13. The cornices at these three locations should be treated differently so as to reinforce the appearance of this development being a series of different buildings. Also consider lowering the topmost parapets along gridline D, and between gridlines 2 and 6, and gridlines 9 and 12 to further accentuate the sawtooth pattern. (See sections 4.1.8, 4.1.9 and 4.3.1.4 (d) of the *Victory Square Guidelines*.) The height increase for the parapets should however comply with the allowances for height overage outlined in section 10.11.1 (a)(i) of the Zoning and Development By-Law.

Applicant Response: *The ceiling height on floor 10, between gridline 06 to 09, and gridline A to E has been increased to 11' to achieve the topmost roof portion. The maximum building height to top roof slab is 108.957'. The parapet height at this location is 3'-6"(1.067m). It is treated differently by introducing more concrete reveals. The parapets between gridlines 2 to 4, and 12 to 13, are lower than the topmost portion by 2'-6".*

Staff Assessment:

This development application's Hastings Street side has satisfied this condition. There are more height variations between the parapets of the different sections of the building to accentuate the saw-tooth roofline. This strengthens its Hastings elevation – especially when viewed from grade-level – to appear as a series of smaller individual buildings rather than a single expansive one.

However, City staff will seek further refinement in the lane-side's response to the *Victory Square Guidelines* in Recommended Condition 1.3. Also related to the lane-side development, Recommended Condition 1.5 will seek to have the lane-side balconies to be better screened to provide more privacy to not just the neighbours across the lane but those of this building.

Rezoning Condition #3: Design development to improve the overall façade composition by introducing some lower cornices.

Note to Applicant: This is to better ground the bases of the different portions of the development in order to better respond to the *Victory Square Guidelines* and to the older historic buildings in the area. More pronounced cornices should be at the following locations: Level 3 height between gridlines 2 to 4; Level 4 height between gridlines 6 to 9; and Level 3 height between gridlines 12 to 13. (See section 4.3.1 of the *Victory Square Guidelines*.)

Applicant Response: *Cornices added per note.*

Staff Assessment:

This development application's Hastings Street side satisfies this rezoning condition by showing more pronounced lower cornices at Level 3 height to make the building's base (levels 1 to 3) stronger.

However, City staff will seek further refinement in Recommended Condition 1.4 to the way the building's base respond to the *Victory Square Guidelines*. Specifically, a taller ground floor ceiling height will be sought.

• **Conclusion:**

The proposal for 58 West Hastings represents a high quality mixed use development consistent with the objectives envisioned under the *Downtown Eastside Plan, Victory Square Policy Plan and Guidelines*, amongst other relevant policies, by-laws, plans and guidelines. This is most apparent in the way the building's Hastings Street elevation is 'broken' into distinct sections to respond to the prevailing finer grain fabric in the area.

Further Urban Design Conditions listed in this report are more to refine the building's response to the *Victory Square Guidelines* rather than major massing, compositional and/or programmatic changes.

In conclusion, City Staff opine that subject to design improvements, the proposed building will contribute positively to the area's character – the fine grain streetscape and vibrant public realm – as well as housing and programming demands in the area.

URBAN DESIGN PANEL

On August 8th 2018, the Urban Design Panel reviewed this application, and provided the following comments:

Introduction: Development Planner Patrick Chan began with the project's history to refresh and update the panel. In particular, how the project has been approved at Council in January 2018, and this current UDP session is to assess how the project has responded to the previous UDP recommendations.

Chan then reintroduced the site context and the proposal as low-income housing with clinical-office use. He followed with a review of the relevant policies used to guide and evaluate this project, especially the *Downtown Eastside Plan* which calls for inclusion of vulnerable citizens, and the *Victory Square Policy Plan and Guidelines* which calls for new buildings to respect the area's scale, rhythm and materiality. The panel was then informed that in April 2018, after the rezoning approval, the Housing Policy Group organised Design Focus Sessions with local Downtown Eastside and Chinatown residents to get input on how the building can sensitively incorporate indigenous and Chinese elements.

With the introduction cleared, Chan described how the building responded to the *Victory Square Policy Plan and Guidelines* as well as the previous UDP session's recommendations. Responding to previous UDP recommendations, this iteration's Hastings elevation is divided into five distinct sections to appear as a series of different narrower buildings. This was achieved by push-and-pulling the wall-planes and varying the placement, thickness and profiles of each section's cornice lines. The top two floors are also differently setback to give the appearance of a saw-tooth roof-line when viewed at ground level. And, different materials are also used to reinforce this variation. This finer rhythm is produced by the utilisation of a 23 ft. spaced gridline as a generative-organisational tool. The aim is to break down its expansive horizontality and institutional appearance.

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

1. How well has the revised massing, material choices and composition adequately addressed the previous UDP session as well as the *Victory Square Policy Plan and Guidelines'* recommendations for new developments to reflect the prevalent streetscape, historical references, roof-lines and finer scale? Hence, is the revised design better presenting as a residence and community hub rather than an institution?
2. Is the general interior layout (including balcony design) and programming helpful in fostering a sense of home to restore dignity for its future residents?
3. How successfully is the building affording privacy and minimizing noise for the residences across the lane?
4. How can the socio-cultural expressions of the local community – Indigenous and Chinese – be incorporated into the design?

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant, represented architect Mr. Wing T. Leung, noted this is an interesting and challenging social housing development project that has been a learning experience for the team.

Mr. Leung then said Vancouver Coastal health requested 69 square feet for clinical use. Changes to the ground floor design changed from the previous iteration of having two separate entries to the clinic to one central entry at the middle of the building. Locating the clinic's entry and elevator core to the centre also meant the reduction of the total number of residential units above from the previous 231 to 230.

The general approach is that this project comprises of two 'separate' buildings for the purpose of more efficient management and running of the building. There are still two elevator cores and two entrances which help break up the building's horizontality and scale. The architect re-introduced a 23 foot spaced

grid to better articulate the building on this the 268 foot wide site. Using the basic 23 foot width of the micro units and studios as an organizing element, the architect developed a push-and-pull system to break up the volume. Additionally, by relocating the two cores there arise the opportunity to create two “wings” at the rear, which in turn gave the space to create more two bedroom units with more than one exterior wall.

The main materials include a mixture of masonry and concrete, and the use of a few different basic colours. Mr. Leung also noted there is a fairly high wall-to-window ratio to better respond to the prevalent composition in the neighborhood. The sidewalk surface along the Hastings street frontage uses saw-cut finished concrete.

With regards to the amenity spaces on the fourth floor roof terrace, there are two different kinds of space – play spaces and urban agriculture. The applicant wanted to maintain enough play space while also providing sufficient space for urban agriculture. The goal is to maximize the 4th floor’s amenity usable space, especially with the urban agricultural space. To achieve this, the previous iteration has been revised to make room for 66 urban agriculture plots. This roof patio on the south side is good because it has the optimal amount of sunlight. The applicant then noted part of the landscape design was created with input from the community advisory council.

On the building’s roof top, a mechanical room and mechanical space has been added; pathways with stepping stones connect to them from the elevator. Additional items include a potting table with a built in compost and tool storage shed.

In terms of tree retention, the London Plain trees at the front of the building are saved, and in fact more are planted, to make the street-front more livable. There are additional bike racks. However, there are no benches to along the front in order to discourage individuals from sleeping on the street, and instead enter the housing.

The applicant then noted BC Hydro clearance issues that could affect the lane elevation and potentially portions of the fourth floor roof terrace. These issues are still pending resolution. Lastly, the applicant noted their sustainability strategy is LEED GOLD.

The applicant team then took questions from the panel.

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

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

- Improve experience of cru on both the Hastings façade and back lane;
- Decrease the amount of urban agriculture to increase the amount of space for informal social gathering;
- Increase the height of the retail space to create a more welcoming space; and,
- Revisit the floor to ceiling height and see if main level height can be increased.

Related Commentary: In general, the panel found the proposed project’s approach to breaking down the scale, as well as the material and colour decisions, to be successful including. It was a much improved project from the previous submission. The panel understood the project is challenging when a lot is being asked for with a limited budget.

A panel member found the brick portions and the punch openings of the building successful. Another panelist found the saw tooth roof-line to be successful, and greatly improved than the previous submission in terms of fitting into the neighbourhood context.

The floor / units plans, and micro-suites were well received. Some panelists liked the big balconies on the south side which can help keep the units cool. Overall the planning makes sense and improved the liveability.

Panelists also commended the applicant on incorporating the VCH component without it feeling like a hospital, and also on how the applicant's approach to the project's social aspects were all done with the consultation with the public.

A panel member did comment that the middle portion of the building along Hastings could be stronger in the way it is expressed. It was noted that the Juliet balconies in this middle portion with the yellow guardrails came across flat. A suggestion was to break them up with vertical frames not dissimilar to the elements on the two end volumes of the building. In terms of improving privacy, a panel member suggested considering some privacy screens to be provided between the units.

There was a panelist who strongly felt the building was not appropriate – it is a big building on a small building area. The panelist elaborated this by pointing out the materials shown are not rich enough, and the dominance of concrete will not help with the streetscape, and the bright colours do not seem to suit the neighborhood. As such, materials should be more durable and industrial to give a rich toughness to them. It was also pointed out the ground floor ceiling height is too low, and increased height is needed to make those ground floor retail pieces more inviting. And, the clinic frontage is too wide for the neighbourhood's finer grain scale, and smaller units and entries not unlike those across the street could benefit the pedestrian realm. There were also comments that some of the windows do not seem to be rightly proportioned for this neighbourhood. In this sense, the question should be more than whether it meets the policies, and expanded to, "Does it promote a rich urban fabric?" With a richer urban fabric, individuals would feel prouder of where they live. Some panelists suggested developing a richer ground-plane experience by introducing some recesses. Various panelists also remarked that the lane should be treated like a street rather than a left-over space.

With regards to cultural policy, some panelists felt the most important aspect is respecting the materials, and providing an architectural design that respects the surrounding neighborhood and cultural groups. One panelist found the proposed building successfully referenced the area's historical urban context.

In terms of landscape, there was support continuing to retain the London Plains on Hasting Street. However, there will also concerns the amount of urban agriculture is taking away from the social spaces for the residents. Because of the user group and number of units suggest reducing the amount of urban agriculture.

Applicant's Response: The applicant team thanked the panel for their comments. In regards to height we cannot go higher because coastal health has requirements for minimal height. The cost of project went up by 40 percent from the start of the project.

EVALUATION: SUPPORT with Recommendations

AFFORDABLE HOUSING

If approved, this project would support and advance a number of City housing policy objectives and strategic directions including those articulated in the *Housing Vancouver Strategy 2017-2027* and the *DTES Plan 2014*. From the Council approved rezoning report in December, 2017 until now, the City shifted its practices in anticipation of the new goals and strategies set out in Housing Vancouver. There was a transition from old to new policy, with implementation of the new *Housing Vancouver Strategy 2017-2027*, which replaced the *Housing and Homelessness Strategy 2012-2021* in 2017. Tracking for the Housing and Homelessness Strategy ended in 2016, and tracking for Housing Vancouver began in 2017. The goals from the 2017 housing approvals serve as a baseline for benchmarking the City's progress against its new, higher targets.

Specifically, if approved, this project would provide a minimum of 76 social housing units, occupied by persons eligible for either Income Assistance or a combination of Old Age Security pension and Guaranteed Income Supplement, and must be rented at rates no higher than the shelter component of Income Assistance. A Housing Agreement will secure the proposed rent levels for all 230 self-contained housing units, with no fewer than 33% (76 units) to be rented at or below shelter component of income assistance, for 60 years or the life of the building, whichever is greater. A lease will also secure that the property is managed and operated as social housing.

As reported at rezoning, this project aims to exceed the affordability targets for social housing as set out in the *DTES Plan*, and maximize the number of units at welfare that contribute to the *DTES Plan's* SRO replacement target. Since the rezoning approval, staff have worked with VAHA and BC Housing to identify additional grants or equity investments that could increase the affordability while maintaining long-term financial viability of the building.

At DP application, a \$30 million funding and low-cost financing commitment has been made by the BC Government, to ensure at least 50% (115 units) are affordable for very low income residents on social assistance and 50% (115 units) for those who have incomes no higher than BC Housing HILs. Vancouver Chinatown Foundation also continues their fundraising efforts to achieve their \$30 million fundraising objective. An application to the Federal Government has also been submitted by the applicant, to investigate further grant funding and low-cost financing to enable the aforementioned affordability goal of 50% (115 units) at shelter rates and 50% (115 units) HILs. Staff note that the proposed lease and operating terms will be the subject of a separate report to Council following DP decision, and additional detail on the final affordability will be secured at that time.

City-wide and DTES Housing Targets:

The 58 West Hastings project includes 230 new self-contained social and supportive housing units which would contribute towards the stated near-and long-term targets in the Housing Vancouver Targets (see Table 1). Since 2017, there have been 3,482 new units of social housing under construction or completed citywide.

Table 1: Progress Towards the 10-Year Housing Vancouver Targets (as of September 30, 2018)¹

Housing Type	10-Year Target	Units Approved in 2017 Towards Targets
Social, Supportive and Co-op Housing Units	12,000	3,482
Secured Market Rental Housing Units	20,000	1,541

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

**Note that Council approved this project in Q4 2017, the numbers are included in the social, supportive and co-op housing units section of the table.*

In addition to city-wide targets, the *DTES Plan (2014)* includes social housing targets as shown in Table 2. Since the *DTES Plan (2014)* was approved, we have achieved 1590 new units of social housing. The number of SRO replacement units towards the DTES goals as of November, 2018 is 1,440. This includes SRO (micro + studio + 1 bed room) replacement units renting at shelter component of Income Assistance that are approved, under construction or completed as of 2012.

¹ Summary of 2017 housing approvals vs. previous and current targets.
<https://council.vancouver.ca/20180619/documents/rr1a.pdf>

Table 2: Downtown Eastside Housing Targets Progress Update– as of September 30th , 2018

Housing Type	10-Year Target	30-Year Target	Achieved	Gap (10-Year)	Gap (30-Year)
Social Housing inside DTES	1,400	4,400	1,590	190 (over target)	2,810
Secured Market Rental inside the DTES	1,650	3,000	597	1,053	2,403

**Note that Council approved this project in Q4 2017, the unit numbers are included in the social, housing inside the DTES.*

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The recommendations for CPTED measures are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

The recommendations of Landscape are contained in the prior-to conditions noted in Appendix A attached to this report.

BUILDING REVIEW BRANCH

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

NOTIFICATION

A site sign was placed on site and installation was verified on September 21, 2018. On September 26, 2018, 2,681 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city’s website.

Further, 525 emails were sent to organizations and individuals that have requested to be added to a mailing list to be notified of applications in the Downtown Eastside as well as 43 Community Groups.

There has been one email received in support of the application.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

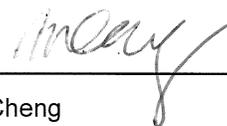
The Staff Committee supports this proposal subject to the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



P. Chan
Development Planner



M. Cheng
Project Coordinator

Project Facilitator: J. Borsa

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 the pending CD-1 bylaw can and does become enacted by City Council;

A.1.2 the proposed Form of Development can and does become approved by City Council;

A.1.3 compliance with Section 4.2 - Density, of the draft CD-1 By-law;

Note to Applicant: Reduce the floor area by 2,063.14 sq. ft. Overage includes rooftop mechanical room area (878.24 sq. ft.) and building area overage (1,184.90 sq. ft.).

A.1.4 compliance with parking and loading requirements as specified in Appendix C, of the Policy Report dated November 28, 2017, as follows:

- i. 15 parking spaces for residential uses;
- ii. 60 parking spaces for non-residential uses;
- iii. 5 Class B loading spaces; and
- iv. 230 Class A bicycle spaces for residential uses;

Note to Applicant: The requirement of 230 Class A bicycle spaces for residential uses is based on 115 shelter-rate units, and 115 non-shelter-rate units.

A.1.5 provision of 3 disability parking spaces for residential uses, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: In accordance with Section 4.1.15 of the Parking By-law, each disability parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces.

A.1.6 compliance with Section 4.14.1(b) – Required Parking Spaces of Electric Vehicle Charging, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

A.1.7 compliance with Section 6.3.21 – Electrical outlets of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

A.1.8 provision of a minimum of 5.7 cu. m. (200 cu. ft.) of useable storage space for each dwelling unit;

Note to Applicant: Refer to the bulletin at <https://bylaws.vancouver.ca/bulletin/b004.pdf> for more information. 47 dwelling units do not meet this minimum requirement.

A.1.9 demonstration of compliance with Section 10.11 - Relaxation of Limitations on Building Height, of General Regulations of the Zoning and Development By-law;

Note to Applicant: Mechanical appurtenances must not exceed 1/3 of the width of the building measured on any elevation drawings, and must not cover more than 10% of the roof area.

A.1.10 provision of the following items for clarification:

- i. indicate the net area of each dwelling unit in a summary table in accordance with Section 10.21 - Dwelling Units, of General Regulations of the Zoning and Development By-law; and

Note to Applicant: This is to ensure dwelling units comply with Section 10.21 - Dwelling Units, or Section 2 - Definition of micro dwelling units.

- ii. indicate the corresponding Top of Parapet elevations on Roof Plan, Elevations, and Sections;

A.1.11 provision of the following notations on the plans:

- i. "Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.";
- ii. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law."; and
- iii. "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.";

A.1.12 design development to ensure weather protection along East Hastings frontage is provided;

Note to Applicant: Canopies projecting beyond the property-lines must be demountable and meet the requirements of the Building By-Law. Specifically, there should be a provision of a continuous non-retractable awning for CRUs 1 and 2. A similar steel and glass construction as proposed for the residential lobby entrance is preferred. Please note a canopy application will be required to be submitted to Engineering Services for a separate review process. See also Engineering Condition **A.2.8**.

A.1.13 design development to adopt a bird-friendly strategy for the building's design;

Note to applicant: See <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf> for further information.

A.1.14 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.15 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.16 written confirmation shall be submitted by the applicant that:

- i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and

- iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

Standard Landscape Conditions

- A.1.17 design development to provide privacy for residential neighbourhood across the lane by reducing overlook with landscape buffering at the third and fourth floor balconies;

Note to Applicant: This may be achieved by providing planters at the edges of balconies facing the lane, to consist of evergreen woody shrubs and/or vines, for year-round structure and presence. See also Recommended Condition 1.3.

- A.1.18 design development to reduce the amount of Urban Agriculture on the fourth floor roof gardens, balancing the spaces with alternate uses which encourage social interaction and resident gathering;

Note to Applicant: See also Recommended Condition 1.6.

- A.1.19 design development of the Urban Agriculture Plots to:

- i. have a minimum depth of growing medium of 18"-24", depending on specific plant needs;
- ii. be a minimum of 24 sq. ft. (3 ft. x 8 ft.) for maximum growing potential;
- iii. have a maximum reach of 18 inches from the perimeter to the middle of the plot; and
- iv. be a maximum height of 2 feet for easy reaching into planter beds; plots with enhanced universal accessibility features should have a height of 2.5 feet;

Note to applicant: This will require a revised detail for raised planter, to achieve required depth of soil. Refer also to the City of Vancouver's *Urban Agriculture Guidelines for the Private Realm*.

- A.1.20 design development to improve sustainability on the roof by the replacing the gravel bands with extensive green roof planting, except where needed for maintenance access;

- A.1.21 design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm;

- A.1.22 provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape;

Note to Applicant: Growing mediums and planting depths should exceed CSLA standards.

- A.1.23 provision of section details at a minimum scale of 1/4"=1'-0" scale to illustrate all typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features;

- A.1.24 coordination of new proposed street trees and any City owned tree removals with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper 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. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Note to Applicant: The applicant must contact Park Board and Engineering prior to final DP submission and ensure this information is included on the Plant Schedule. Tree protection barriers are not required and should not be shown for existing street trees in pavement or concrete grates.

- A.1.25 provision on the landscape drawings of landscape features intended to create a 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 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>.

- A.1.26 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection.)

- A.1.27 provision of improved graphic presentation and readability, such as:

- i. provide plans in colour, rather than grey tones;
- ii. revise overlapping text; and
- iii. provide context for the ground floor landscape plans;

Crime Prevention Through Environmental Design (CPTED) Condition

- A.1.28 incorporation of CPTED principles by considering the following:

- i. ensure natural surveillance throughout all publicly and easily accessible locations such as the underground carpark, elevator/entry lobbies; stairs, and storage rooms;
 - ii. include pedestrian-scaled lighting to improve safety and security around the building;
 - iii. provide 24 hour lighting and walls painted white at the underground carpark;
 - iv. avoid hidden alcoves and concealed spaces especially along the lane;
-

- v. reduce opportunities for graffiti around the building, use graffiti deterrent paint, and lighten colour of blank facades along base; and
- vi. provide openings along the lane elevation for natural light to the parkade, where possible;

Affordable Housing Conditions

A.1.29 the applicant is to install and display a sign on the site, throughout construction, that acknowledges that social housing is being provided in partnership with the City of Vancouver;

Note to Applicant: Sign design, format and location are to be to the satisfaction of the General Manager of Arts, Culture and Community Services.

A.1.30 include a common amenity room with kitchenette and an accessible washroom;

A.1.31 design development to better support the local communities' social and economic practices by:

- i. configuring the shared indoor and outdoor amenity space's layouts so they can be temporarily partitioned into smaller sections for different uses;
- ii. configuring the ground-floor retail spaces so that they can be adapted to temporary and time-specific uses (e.g. weekend markets, evening classes, etc); and
- iii. allocating space for shared work spaces and/or workstations in the amenity rooms;

Note to Applicant: The intention is to not over-program the amenity spaces. In a project with separately owned and/or managed parcels, it is important to manage and allocate the common cost elements for maintaining common spaces and elements and agreeing to the management of any animated community and/or common spaces. This was further reinforced by the feedback attained through focus group sessions arranged for the Community Advisory Committee, a group established as a condition of the rezoning. Generally, the focus group participants would like to see:

1. Common amenity spaces that are large, accessible to all residents in the building, and enable activities that cater to diverse sets of interests and needs, including entertainment, fitness, artistic expression, shared cooking, connection to nature, and healing spaces. Participants agreed that it was important to have some programmed design elements in the common spaces, while still leaving spaces for tenants to create community and social interaction spontaneously; and
2. Involvement of local residents and tenants in building construction and daily building operations, in order to create a more welcoming and resilient environment. Participants [of the Community Advisory Committee] also highlighted the value of creating opportunities for tenant interaction and community-building, through peer to peer supports, monthly gatherings, information/notice boards, and dispersing different tenant groups throughout the building.

A.1.32 in consideration of the *58 W Hastings Design Focus Groups* report (See Appendix E), dated April 19, 2018, design development to better reflect local cultural expressions by collaborating with a local artist/designer and community groups to reflect local cultural expression, such as re-interpreting aspects of the existing mural on 20 West Hastings Street into a new mural on the subject building's west elevation walls;

Note to Applicant: The intent of this condition is to recognise the neighbourhood and site's indigenous presence and heritage, as well as its ties to the Chinese community. Considerations can be given to explore the incorporation of structures and/or colour schemes significant to local community groups. Most importantly, the artworks should not be treated as "add-ons", but well-integrated into the architectural composition. In all, the building should function like a palimpsest of the area's history set in concrete, glass and work.

A.2 Standard Engineering Conditions

A.2.1 provision of letter of credit in the amount of \$225,000.00, as per offsite services agreement;

A.2.2 provision of adequate water service to meet the fire flow demands of the project;

Note to Applicant: The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required.

A.2.3 provision of flow monitoring required at the sanitary manhole along L/S Hastings, between Carrall and Columbia Streets;

Note to Applicant: Flow monitoring to capture 1 week of dry flow and 1 week of wet flow. Results are to be provided in the form of raw digital data and a summary report by a professional engineer. Contact the sewers design department prior to commencing the monitoring.

A.2.4 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- i. provision of additional design elevations both sides of the main parkade ramp at all break points and all four corners of the loading bays;
- ii. confirmation that the grades on the main ramp do not exceed 10% for the first 20' from the property line;

Note to Applicant: The slope on the west side of the ramp may be exceeding this. Explore providing a crossfall the length of the ramp and a slope, no greater than 5%, at the bottom of the ramp to accommodate a 10% slope the first 20' and a 12.5% ramp slope after the first 20'.

- iii. provision of a 20' drive aisle width between the Clinic/Office elevator lobby and at the top of the circulation ramp on P1A ramp for improved two-way flow;

Note to Applicant: Explore providing a steeper ramp slope to accommodate a shortened ramp length.

- iv. show required retaining wall for the circulation ramp from P1A to P1B;
 - v. provision of 8'10" stall width for stalls 43 and 44 next to the ramp walls;
 - vi. provision of improved section drawings showing elevations, vertical clearances, security gates and mechanical projections for the main ramp, the parking level and through the loading bays;
-

Note to Applicant: Section drawings are required through the main ramp and through both loading areas. All overhead gates, including the main ramp gate, the residential gate and loading gates to be shown on the drawings with the vertical clearance under the gates dimensioned on the drawings. Label design elevations and slopes at all breakpoint on these sections drawings.

- vii. provision of an additional section drawing through Commercial space 18 (between gridlines 9 and 10, B to D) to confirm that any overhead projections are compliant with the Parking and Loading Design Supplement;

Note to Applicant: show the details and dimensions of the CRU split system condenser on the drawings with the vertical clearance under the condenser also dimensioned.

- viii. modification of the loading bay design as follows:
 - a. number the Class B loading bays on the drawings;
 - b. provision of an internal stair free loading corridor from the west Class B loading bay to CRU#3. The corridor to be independent of the solid waste room;
 - c. provision of a convenient internal stairfree loading corridor independent of the ground floor clinic use to provide access to and from the Office loading bay and the Office Elevator lobby; and
 - d. design development to further improve the on-site loading route from the East loading bays to the Commercial Lobby area;

Note to Applicant: Consideration to explore opportunities to optimize the Retail/Office garbage room to reduce size room and to provide an independent corridor between the garbage room and the PMT to provide an on-site connection from the loading court to the Commercial Lobby.

- ix. provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required.

- A.2.5 relocation of the wood poles in the lane that obstruct access to the Class B loading bays;

Note to Applicant: Written confirmation from all utility companies that use the poles are required. Should the relocated poles result in a loss of existing lane lighting then replacement lane lighting is to be provided to the satisfaction of the General Manager of Engineering Services.

- A.2.6 clarification of canopy placement;

Note to Applicant: Drawings provided are contradictory for encroachment – see A2.02/A2.03 and A3.03, item 13 - Metal and Glass Canopy.

- A.2.7 provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property;

Note to Applicant: Canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.

A.2.8 provision of a separate application to satisfaction of the General Manager of Engineering Services to reflect the street improvements as per the rezoning application. Please update the landscape plan with the following notes and revisions and submit a copy directly to Engineering for review:

i. the following statement on the landscape plan:

This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.

ii. provision of scored concrete ramp into the existing crosswalk as per COV standard;

iii. addition of typical street tree notes with regards to root barriers;

iv. deletion of the two most westerly proposed street trees and tree surrounds shown within the potential future bus stop on Hastings Street; and

v. provision of the latest architectural drawing for ground level;

Note to Applicant: Drawing A2.02 shows all doors on W Hastings frontage recessed so as to not encroach into the 15' setback from back of curb; however the overlay of the ground floor architectural on drawing L1.0 does not show the same doors recessed and they swing into this area. No doors should swing into the 15' setback;

A.2.9 provision of benches underneath the awning in front of CRUs 1 and 2. The design and placement of benches will be reviewed by Street Activities branch.

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 30, 2019**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
 - B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
 - B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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