EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a six storey mixed-use building containing commercial uses (ground floor), institutional uses (second floor), and 52 residential rental units (third to sixth floors) under the Rental 100 Program, providing 3 parking spaces at the lane.

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

- **Issues:**
  1. Public realm interface along Hastings Street and Hamilton Street;
  2. Social Impact Objective of the Downtown East Side;
  3. Enhancing accessibility within the building.

- **Urban Design Panel:** Support (5-0)
DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE418102 submitted, the plans and information forming a part thereof, thereby permitting the development of a six storey mixed-use building containing retail on the ground floor, institutional uses on the second floor, and 52 secured market rental units located on the third through six floors under provisions of the DTES Plan and Rental 100 program, and providing three parking spaces at the rear, 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 design development of the first two stories of the building to be carried out to achieve the following criteria:

a) express the café and innovation space as two storey space
b) provide generous weather protection at Hastings and Hamilton;
c) maintain strong connections and potential for active connections to the sidewalk at Hastings and Hamilton;
d) anchor the expression of the building at the corner of Hastings and Hamilton.

Note to Applicant: The design of the base of the building needs further design development taking cues from the adjacent historical buildings where these buildings expressed two storey elements in conjunction with substantial columns meeting the ground. Design development to anchor the corner of the building could be achieved through the provision of a structural column.

1.2 design development to provide an accessible outdoor semi-private amenity area on the rooftop, or similar outside space, for residents in addition to providing an indoor multipurpose amenity room for the exclusive use of the residents;

Note to Applicant: The second floor gathering space will provide some degree of amenity for the residential tenants, however, it belongs to the institutional use for the project, which may change over time. In view of the relaxation of the minimum suite sizes for a substantial number of the units, amenity space is needed for the exclusive use of the residents to enhance livability.

1.3 Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to enter into a Housing Agreement securing all residential units as secured market rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, subject to the following additional conditions:

a) a no separate-sales covenant;
b) a non-stratification covenant;
c) none of such units will be rented for less than one month at a time;
d) a rent roll indicating the initial monthly rents for each rental unit, indicating unit size and type; and
e) such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

1.4 provision of a letter of commitment from the owners that they will pursue social benefits for the local community through the building construction, operation and ground floor tenant selection, where possible;
Note to Applicant: In general the project should consider ways to benefit the local community and demonstrate its incorporation of the Social Impact Objectives of the DTES Plan (see Chapter 2 of the DTES Plan). The creation of low-barrier employment or training opportunities, as well as the provision of goods and services accessible to low-income people, are both encouraged. The local Business Improvement Society can assist in providing contacts of potential partners in the local community.

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: Sub-Area C2

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<td>3-bedroom 557 ft²</td>
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**Note on Site Size and Site Area:** The site is located at the southwest corner of Hamilton Street and West Hastings Street, adjacent to Victory Square in the sub-area of C2 in the Downtown District (DD). The provision of Secured-Market Rental on sites that are within the maximum 23m frontage, as per Section 3.4 of the Downtown Official Development Plan (DDODP), allows the Development Permit Board to permit an increase in density to a maximum Floor Space Ratio (FSR) of 6.00.
Note on Floor Area and FSR: The proposal is seeking a density of 6.0 FSR with the provision of Secured-Market Rental residential dwelling units, as per Section 3.4 of the DDODP. Currently the three surface parking spaces at the lane are included in the calculation of Floor Area as 1 ft² = 0.70 ft²; as per Section 3.8 of the DDODP.

Note on Height: The proposal is within the maximum height permitted in the sub-area C2 of DD. The provision of Secured-Market Rental residential dwelling units allows the Development Permit Board to permit an increase in the maximum height to 32.0m. Standard condition A.1.8 seeks clarification of the height of the rooftop Mechanical Equipment Screening.

Note on Parking: The proposal requires a total of 16 parking spaces. The provision of two car-share parking spaces (equivalent to 10 spaces), and one disability parking space (equivalent to 2 spaces) totals 12. The minimum requirement of 4 disability parking spaces will require a relaxation. In addition, the proposal is seeking a Payment-In-Lieu for 4 parking spaces, which brings the total of proposed parking spaces to 16.

Note on Loading: 2 Class B loading spaces are required as per Section 5.2 of the Parking Bylaw, and 1 Class A loading space is currently proposed. Staff are supportive of a loading space relaxation, and Standard Condition A.1.4 seeks confirmation that the Class A loading space will be available to all uses.

Note on Bicycles: Class A bicycle spaces shall be distributed as a minimum of 20% horizontal, maximum 30% vertical, and minimum 20% bicycle lockers; as per Section 6 of the Parking Bylaw. The current proposal has a shortfall of 8 Class A, and 13 Class B bicycle spaces. Standard Condition A.1.5 seeks provision of the required number of Off-Street Class A bicycle spaces. Staff support the number of Class B bicycle spaces provided, and Standard Condition A.1.6 seeks confirmation that the Class B bicycle spaces will be available to all uses.

Note on Unit Type: Arrangements shall be made to execute a Housing Agreement to secure all 52 dwelling units in this development as rental. Standard condition A.1.10 seeks confirmation of unit types, as 3 bedroom units do not qualify for DCL waiver incentives under the secured market rental policy.

Note on Unit Size: There are a total of 36 units which are below 398 ft², but still meet the minimum of 320 ft² as per the Rental Incentive Guidelines.
• **Legal Description**
  Lot: 9 & 10
  Block: 26
  District Lot: 541
  Plan: 210

• **History of Application**
  14 06 20  Complete DE submitted
  14 08 17  Urban Design Panel
  14 09 10  Development Permit Staff Committee

• **Site:** The site is located at the corner West Hastings and Hamilton Street, opposite Victory Square. Existing on the site is a vacant one storey bank building. There is a one storey change in grade from the lane to West Hasting St. in the amount of 4.14 m (13.58 ft).

Significant adjacent development includes:

(a) 555 West Hastings; Harbour Centre, Downtown SFU Campus
(b) 450 W Cordova; Habour Centre parking garage
(c) 207 W Hastings; The Dominion Building
(d) 163 W Hastings; The Flack Block
(e) 198 West Hastings; Vancouver Film School (2)
(f) 440 Cambie; The Architecture Centre
(g) 150 W Pender Street; Easy Park Parking Garage
(h) 250 W Pender; Vancouver Community College
(i) 505 Hamilton
(j) 303 W Pender; Pappas Furs
(k) Victory Square
• Background:

The site is located across from Victory Square in the Downtown District within the Hastings/Pender Shopping District (subarea C2). This area is the crossroads between the Central Business District, Gastown, Chinatown and the International Village, and the Downtown Eastside Oppenheimer District. The existing one storey building was a former CiBC branch location constructed in 1957. Within the existing bank building was a lobby space on a Heritage inventory of interior spaces. Staff evaluated the building confirming the lobby space and all related interior features have long been removed during the course of the bank’s tenancy. Within the immediate neighbourhood is a wide variety of uses including residential, hotel, office, retail, and institutional uses. There are a number of significant Heritage buildings located on the edges of Victory Square. The DTES Plan was just updated this year to update the current objectives and values for the further growth of this area.

• Applicable By-laws and Guidelines:

1. Downtown Official Development Plan (DDODP)  
   (November, 1975; amended February 2014)

The Downtown District is the regional centre of commercial development. Some key objectives for this area are:
   a) to improve the general environment of the DD as an attractive place to live, work, and visit;
   b) to ensure that buildings in the DD meet the highest standards of design and amenity;
   c) to encourage people to live in the DD;
   d) to create a distinctive public realm and a unique and pleasing streetscape in the DD.

Within the C2 sub-area of the DDODP permits a floor space ratio (FSR) of 5.00 with 3.00 FSR for residential uses. When development applications provide 100% secured market rental housing or 2/3 social housing and for sites at or below a maximum frontage of 23m (75.4’) the Development Permit Board may permit an increase in density to a maximum FSR of 6.00 subject to the following:

   a) the intent of this official development plan;
   b) the height of the building and its effect on the general amenity of the area;
   c) the livability of the proposed residential units;
   d) maintaining commercial street uses at grade; and
   e) all applicable Council policies and guidelines.

The DDODP was recently updated in February of 2014 to incorporate the goals of the DTES Plan.

2. Downtown District Character Area Descriptions 
   (Existing Character Area B - Hastings/Pender Shopping District)  
   (December, 1975)

This older retail district along Hastings between Seymour and Carrall is a major east/west transportation corridor to Downtown. It has intense daytime retail activity and long periods of pedestrian and local community activity. It is an also an area of unique character containing interesting building facades and is highlighted by Victory Square. The intents for this area under the guidelines include the following: new structures should respect the scale of existing buildings; continuous street facades, rhythms, details and colour should be preserved; public realm features such as street planting, street treatments should maintain continuity with the area.
3. Secured Market Rental Housing Policy

(July, 2011)

On July 28, 2011, City Council adopted Vancouver’s Housing and Homelessness Strategy 2012-2021. A goal of the strategy is to provide more affordable housing choices for all Vancouverites. The strategy identified the need for an additional 16,000 new units of rental housing, of which 5,000 are from purpose-built market rental units. The rental units will be secured for a term of 60 years or the life of the building, whichever is greater, through legal agreements. A number of incentives for Rental 100 projects include parking requirement reduction and eligibility for the Development Cost Levy (DCL) fees to be waived.

4. Downtown Eastside Plan (DTES Plan)

(March, 2014)

The Downtown Eastside (DTES) Plan provides a clear framework to guide development in the DTES over the next 30 years. The policies achieve a thoughtful balance that supports continued development of a mixed-income community while providing a more livable, safe and supportive place to live for all of its diverse residents. Some key 30 year targets for the plan include delivery of 3000 units of secured market rental housing; 3,500 employment opportunities; and a reduction in empty and unoccupied storefronts. Some additional objectives in the newly adopted plan include:

a) improved well-being for the community;
b) providing healthy homes for all;
c) creating a vibrant and inclusive local economy;
d) improving transportation, infrastructure and safety;
e) supporting opportunities for arts and culture, and education;
f) celebrating heritage;
g) improving the accessibility and safety of parks and open spaces;
h) supporting community place-making;
i) supporting well-managed development through an updated ODP.

The DTES Plan has established some goals specific to the Victory Square area such as supporting compatible mixed use development while reinforcing the character of the area; foster growth in the area for arts, culture and educational uses; support vibrant street activity through local commercial activity. The recently adopted DTES Plan has also affirmed the objectives of the Victory Square Policy Plan (July, 2005) and the Housing Plan for the DTES (2005) with respect to Victory Square. The DTES Plan also identifies Social Impact Objectives to guide the management of change + development in the DTES so that potential benefits for low-income people are maximized and possible negative impacts are prevented or mitigated.

The goal of the DTES Plan is also to make the area a more livable, safe and supportive place to live for all its diverse residents. Innovative approaches are needed to build capacity and resilience and reduce barriers to social services, housing and economic sustainability.

• Response to Applicable By-laws and Guidelines:

Site and Density: The site area is 1,901m2 (6,240 sq. ft.) and is 15.84 m (52 ft) wide and 36.58 m (120 ft) deep. The DDOPD permits a maximum FSR of 5.00 FSR with residential uses not exceeding 3.00 FSR. The application seeks an increase in the overall density of 5.28 FSR and an increase in the residential uses to 3.69 FSR. The Development Permit Board has the ability to permit an increase in density to a maximum FSR of 6.00 and an increase in the residential FSR beyond 3.00 FSR for sites that meet the maximum building frontage of 23 m (75.45 ft) and provide either 100% secured market rental or 2/3 social housing.
The additional density proposed is for secured market rental housing, which the owner will be renting as student housing for a nearby university. The provision of additional rental housing within the area is supported by the recently adopted DTES Plan.

Use: The building is composed of a ground level café; a second story meeting space for the students, and four stories of secured rental units for students. The educational uses combined respond well to the objective of the DTES Plan in terms of providing more housing choices in the area. For this site, the objective of providing purpose-built rental units will occur without displacing existing residential tenants. The storefront retail component will help revitalize Hastings Street’s commercial activity by providing a new active storefront. This aligns with many of the policy objectives for the area.

Housing and unit types: The proposal consists of 52 furnished secured rental units for students of which there are 36 units below the minimum unit size in the Zoning and Development By-law however these units meet the minimum of 320 ft² within the Rental Incentive Guidelines. This central city location and the proposed student occupancy are considered appropriate for smaller units, as individuals can rely on cultural, recreational, shopping and other amenities in the community to expand their living space. The detailed layout of units has been carefully considered and designed in terms of livability. Also in view of this relaxation, staff are recommending that indoor and outdoor amenity space be provided for the resident tenants. The opportunity to add a multipurpose room with accessible washroom, storage closet and kitchenette on the roof-level should be explored. Recommended Condition 1.2.

As the units have no balconies or private open space, design development is needed to incorporate a semi-private open space for residents. The opportunity to add a common outdoor area on the roof adjacent to an indoor amenity room should be explored. This will enhance the overall livability of the proposal.

Built form: The overall building height is six stories and 20.5 m (67.3 ft.). This is less than the maximum allowable height of 21.3 m (69.9 ft.). The additional density sought through this application therefore has not added any additional height to the project. Shadow diagrams perform favourably and meet the performance criteria for the area. Of note, prior to the CIBC bank building stood an approximately 12 story office building which provided a strong backdrop to Victory Square. The proposed height of the building is appropriate for the site adding some needed strength to the western edge of Victory Square.

Architecture: The building has a palette of durable materials such as masonry, double-glazed windows and metal panel. The expression of the building has been generated through careful study of key buildings around Victory Square. As well, the existing building currently on the site has informed the design proposal. The composition and materials of the elevations demonstrate that the proposed design successfully responds the context without use of mimicry. In summary, the building composition, massing, scale and window proportions exhibit a building well suited to the context.

Public Realm Interface: The ground floor café located at the corner of Hastings and Hamilton will enhance the pedestrian experience along Hastings Street. The DTES Plan supports reducing empty, unoccupied storefronts. Staff are recommending the further design development to improve the visibility and activity along Hamilton Street frontage in particular. Recommended Condition 1.1.

Further, the applicant has not provided a landscape plan for the proposal. Standard Condition A.1.11 has requested that the applicant provide a landscape plan taking into account all public realm features such as sidewalk treatments, street trees, street furniture and other similar public realm elements.

Secured Market Rental Housing Policy and DTES Plan: Consistent with the secured market rental policy staff are seeking arrangements to secure all the residential units for the longer of 60 years or life of the building. Recommended Condition 1.3.
One of the objectives of the DTES Plan are to seek ways to benefit the local community through the creation of low-barrier employment or training opportunities as well as the provision of goods and services accessible to low-income people. Staff are recommending the applicant provide a letter of commitment to pursue social benefit for the local community through the building construction, operation and ground floor tenant selection, where possible. Recommended Condition 1.4.

**Conclusion:**

Staff recommend approval, including the nominal increase in density, for this mixed use and secured market rental project. The building design, with some further design development, has responded very well to its design context in addition to fulfilling many of the policy aspirations set out for the area such as; providing rental stock in the area; encouraging people to live in the DD; reinforcing the scale and quality of built form in the area; providing active retail uses at grade to list a few. Staff recommend approval, subject to the conditions in this report and additional comments from the Development Permit Board.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on August 27, 2014, and provided the following comments:

**EVALUATION: SUPPORT (5-0)**

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a site found in the Downtown ODP Sub Area C2 which is located between West Hastings Street and Hamilton Street. The existing former CIBC bank building is currently on the site. The site overlooks the prominent Victory Square and is kitty corner to the Dominion Building. The site has a substantial north/south slope from the lane (high side) to West Hastings Street (low side). The proposal is for 52 self-contained furnished units of secured rental housing for the purposes of SFU students. It is to have a street level café and office/work/gathering spaces for the students.

Advice from the Panel on this application is sought on the following:
In addition to any comment on the overall architecture and expression proposed for this development application, the Panel's advice is sought on the following questions:

- How well has the proposal responded to the site, topography, and the greater context of the Victory Square precinct?
- How successful is the architectural expression and use of materials;
- Comments on the success of the West Hastings elevation and in particular the composition of the at-grade elevational treatments and their effect on supporting active street uses.
- Comments on the overall landscape (hardscape) design and the design of the public realm areas along West Hastings and Hamilton Street.

Mr. Potter took questions from the Panel.

- **Applicant’s Introductory Comments:** Matthew Carter, Developer, mentioned that the project comprises of three elements: the ground level café, second floor innovation space and the top four floors of 52 rental units for students of SFU. He said that they believe the design for the site is consistent with the zoning and recent policy documents. The site has historical significance and they were conscious of their design responding to that and as a result worked with SFU to come up with a strong design rationale. They wanted to be responsive to the significant heritage of the area
while introducing a vibrant, contemporary design. As well they want the building to integrate well into the neighbourhood.

Raymond Letkeman, Architect, further described the proposal and noted that they wanted to have a contemporary building that reflected the historic past. They wanted to make the base more transparent to allow for street interaction. Due to the slope on the site, the main address will be West Hastings Street and is defined by the red SFU form at the entry. The café will also front West Hastings Street and as well there is a third entrance on Hamilton Street which gives direct access to the innovation space. There will be some parking on the lane as well as the service entrance. The mid-section is more traditional in form and as well the windows are grouped with a black frame. The top of the building is very simple using a powder coated steel profile for the cap and change in the window pattern. Mr. Letkeman noted that the building won’t have any shadow impacts on Victory Square. He added that they had a discussion regarding adding an amenity on the roof for the students but it was decided that it wouldn’t be appropriate since the area would be unsupervised.

Rob Barnes, Landscape Architect, described the landscaping plans and noted that this was the corner that the original surveyor for Vancouver started laying out the downtown grid. There is an existing plaque on the building with his name. He said they felt it was an opportunity to not only have recognition on the building but translate that down to the ground to represent that first survey spike. It is a quiet and simple streetscape that already exists. They will be adding some trees on Hamilton Street and they might be able to add one on Hastings Street.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
  - Design development to improve the building’s base and relationship to grade;
  - Design development to strengthen the corner at Hamilton Street;
  - Design development to strengthen the entrance;
  - Consider another material choice other than Swiss Pearl;

- **Related Commentary:** The Panel supported the proposal as well as the uses for the building. The Panel thought the form and massing was appropriate and reinforced the street. They also thought it was connected to its context. The Panel noted that this was an important corner as it is highly visible and would create a strong corner.

Some Panel members thought the base was the weakest element noting that the concrete blade that separates the ground floor from the second storey wasn’t working in making a strong expression of the base. While some members liked the idea of the base being light and vibrant as a nice twist on what would normally be a heavier base, others thought it needed to be more substantial.

Some Panel members also thought the corner seemed somewhat weak at Hamilton Street. As well they wanted to see the lobby entrance improved as it is located at the darkest corner of the building. Many suggested an investigation of how the building relates to the public realm and potentially working with the City to reduce the width of Hamilton Street.

The Panel supported the colour palette while several members thought the materials could be simplified and suggested changing the Swiss pearl for another material choice. As well they supported the landscaping plans. Some Panel members wanted to see a tree on the corner. Several Panel members suggested further development of the roof.
Regarding sustainability, some Panel members thought the applicant should strive for LEED® Gold and noted that they were not doing well in terms of energy points. One Panel member suggested using the roof for solar panels for domestic heat and hot water. Another Panel member though the applicant should add shading to the south/east side of the building.

- **Applicant’s Response:** Mr. Letkeman thanked the Panel and said he agreed with the Panel regarding the Z-storey base and would take another look.

**ENGINEERING SERVICES**

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

**LANDSCAPE**

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

**SOCIAL POLICY AND PROJECTS / DTES PLANNING / HOUSING DELIVERY AND OPERATIONS**

The Social Policy and Projects, DTES planning and Housing Delivery and Operations recommendations are contained in the staff committee recommendation section of this report.

**URBAN AGRICULTURE**

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in new developments. The current plans for 308 West Hastings Street do not provide any opportunities for urban agriculture activity.

Design development is sought to include edible landscaping and the necessary infrastructure to support urban agricultural activity such as garden plots, compost bins, tool storage, a potting bench and hose bib locations on the rooftop level.  (See Condition A.1.15)

**PROCESSING CENTRE - BUILDING**

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 Processing Centre-Building 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

One sign was erected on site facing W Hastings on August 5, 2014. On August 8, 2014, 700 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city’s website.

Four comments were received, with comments related to:

- Lack of architectural expression; and
- Concerns that undesirable elements will escalate in the community.

Staff Response: Recommended condition 1.1 requests further design development to improve the building expression and in particular ways to enhance the relationship of the building to the pedestrian activity of Hastings and Hamilton Street. In general, the building proposes robust materials that fit in well with the scale and expression of the existing buildings in the Victory Square context.
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 and Official Development Plan 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.

It also requires the Board to consider a By-law relaxation, per Section 3.4.(b) of the Downtown District ODP to increase the FSR from 5.0 to 6.0 on sites at or below a maximum frontage of 23m (75.4') that contain 100% secured market rental housing. The Staff Committee supports the relaxations proposed.

Decisions by the Director of Planning are required with respect to Section 10.21.2 (minimum dwelling unit size) of the Zoning and Development By-law.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that: it seeks a relaxation of loading, parking, Class B bicycle spaces and number of required disability spaces. The Staff Committee supports the relaxations proposed.

A. Molaro  
Chair, Development Permit Staff Committee

T. Potter  
Development Planner

D. Lee  
Project Coordinator

Project Facilitator: A. Wroblewski
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.1.0 design development to be carried out to provide an accessible path of travel from the accessible parking area to the student gathering space on level 2 and the café space located on level 1.

Note to Applicant: this can be achieved by providing an entry opposite the parking stall combined with additional internal circulation space within the proposed innovation space.

A.1.1 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.1.2 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.1.3 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations;

- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and

- 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;

A.1.4 clarification that the proposed loading space will be available for all uses;

A.1.5 compliance with Section 6.2 - Required Off-Street Bicycle Spaces, of the Parking Bylaw;

Note to Applicant: A total of 58 Class A bicycle spaces are required. All Class A bicycle spaces shall meet the design and sizing requirements in Section 6.3 of the Parking Bylaw. A minimum of 20% shall be horizontal, a maximum of 30% vertical, and a minimum of 20% shall be in the form of a locker.

A.1.6 confirmation that the bicycle spaces will be available to all uses;

A.1.7 provision of details of bicycle rooms, in accordance with Section 6 of the parking Bylaw, which demonstrates the following:

- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and

- notation on the plans that “construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”;

A.1.8 confirmation of height for rooftop appurtenances by providing the geodetic elevation to the top of the Mechanical Equipment Screening;
A.1.9 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the commercial level;

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

A.1.10 clarification and confirmation of all proposed Unit Types;

**Note to Applicant:** The current proposal includes 3-bedroom units which do not qualify for a DCL waiver under the Rental Incentive Guidelines.

**Standard Landscape Conditions**

A.1.11 provision of a complete Landscape Plan, which responds to the design guidelines and is consistent with other sections of this report;

**Note to Applicant:** Further landscape conditions may be triggered upon receipt of complete information.

**Crime Prevention Through Environmental Design (CPTED)**

A.1.12 design development to response to CPTED principles, having particular regards for:

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

**Social Infrastructure**

A.1.13 Design development to add an accessible outdoor semi-private outdoor amenity area on the rooftop for residents.

A.1.14 Design development to add a non-commercial multipurpose amenity area, providing both indoor and outdoor space for residents. The opportunity to add a multipurpose room with accessible washroom, storage closet and kitchenette on the rooftop level should be explored.

A.1.15 Design development to include edible landscaping and the necessary infrastructure to support urban agricultural activity such as garden plots, compost bins, tool storage, a potting bench and hose bib locations on the rooftop level.

**A.2 Standard Engineering Conditions**

A.2.1 submission of a current title search for each parcel of land involved in the development site is required.

**Note to Applicant:** The title search must be dated within one week of the intake date. Also, copies of all non-financial charges and legal notations listed on each title search for the development site must be submitted. Examples of common non-financial charges include Statutory Right of Way, Right of Way, Covenant, Easement, Option to Purchase, and Easement and Indemnity. Examples of financial charges, which are not required, include Mortgage, Assignment of Rents, and Builders Liens. This information may be obtained from the Land Title Office in New Westminster. An applicant may require advice or assistance from a Solicitor, Notary, Realtor, BC Land Surveyor, or Land Agent to obtain this information. We reserve the right to ask for an updated title search and charges prior to issuance of the permit.
A.2.2 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 9 and 10, Block 26, DL 541, Plan 210 to create a single parcel;

A.2.3 deletion of the sunshades shown encroaching onto City lane from multiple floors (see page A-3.1); or make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a standard encroachment agreement;

**Note to Applicant:** Any encroaching elements are to be lightweight and demountable, be greater than 25' (7.62m) above ground surface, and the applicant must provide rationale (i.e. that they are necessary in order to meet LEED standards). Note: an application to the City Surveyor is required. For general information, see the Encroachment Guide (http://vancouver.ca/files/cov/building_encroachment_guide.pdf).

A.2.4 deletion of portions of building elements which encroach onto City streets;

**Note to Applicant:** the drawings appear to show the following elements encroaching into City street: aluminum framing surrounding the 3rd to 5th floor windows (see pages A-2.3 to A-2.5), and portions of roofline (see pages A-4.1 to A-4.4).

A.2.5 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Statutory Right of Way for pedestrian purposes over the setback area along the Hastings Street frontage;

**Note to Applicant:** Confirmation that the setback area can be clear of obstructions for its full-width is required. While the adjacent building affords an opportunity to provide some additional Class B bicycle parking along the adjoining wall, the wall and bicycle spaces shown within the setback at grade-level (Drawing A-2.1) must be removable in the future should the adjacent building be redeveloped.

A.2.6 provision of the minimum required number of parking spaces of the Parking By-law;

**Note to Applicant:** Consideration should be given to meeting the requirement through a combination of car share spaces and pay-in-lieu to make up the parking shortfall.

A.2.7 modification of the garbage/recycling room door to eliminate the door swing into the loading space.

A.2.8 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 2 Shared Vehicle(s) and the provision and maintenance of 2 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

a. provide 2 Shared Vehicle(s) to the development for a minimum period of 3 years;
b. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
c. provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles which spaces shall be a minimum of 2.9m x 5.5m and require 2m of vertical clearance;
d. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
e. provide security in the form of a Letter of Credit for $50,000 per Shared Vehicle; and
f. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and

g. provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

A.2.9 submission of a canopy application is required;

**Note to Applicant:** Canopies must be fully demountable and meet the requirements of the Building By-law.

A.2.10 Provision of a standard streetscape treatment for Hastings and Hamilton, 1.2 m front boulevard broom finished or exposed aggregate and street trees as space permits;

**Note to Applicant:** Please add the following statement to the landscape plan and provide a revised drawing directly to Engineering for records:

- “sidewalks are to be reconstructed from curb to property line fully at the applicant’s expense”; and
- “This plan is Not for construction of any public property facilities, prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as “For construction” 8 weeks notice is requested. No work on public property may begin until plans receive “for construction” approval and related permits are issued. Please contact Frank Battista at 604-873-7317 or Kevin Cavell at 604-873-7773 for details”.

A.2.11 clearly show correct building grades on level 001 floor plans per City of Vancouver building grade plan BG 140077;

A.2.12 the General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include but not limited to 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.
B.1 Standard Notes to Applicant

B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.

B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before April 6, 2015, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.3 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.1.4 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.1.5 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 site shall be maintained in a neat and tidy condition.

B.2.5 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

B.2.6 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.2.7 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.

B.2.8 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.

- Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.

- Dewatering activities during remediation may require a Waste Discharge Permit.

- Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to issuance of an Occupancy Permit.

- Submit an updated site profile to state contamination was encountered.

B.2.9 Notice of offsite migration must be submitted to the Ministry of Environment and copied to the City of Vancouver if offsite contaminant migration is suspected or identified. Following completion of remediation of the offsite contamination, submit supporting investigation and remediation data/reports signed by an Approved Professional stating the City property has been remediated to the City Streets policy.

B.2.10 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.
Colour & Material Board

- Material Board
- Colour & Material Board
- Down Town

- Appendix C; page 25
Model Perspective

View Southwest on Hastings Street
Appendix C: page 24 of 25
EXECUTIVE SUMMARY

308 West Hastings Street

The proposed building is a mixed-use development that combines residential, commercial, and office spaces. It sits on the corner of 3rd Street and Nelson Avenue, adjacent to the existing property.

The design focuses on sustainable practices, such as rainwater harvesting and energy-efficient systems. It also incorporates green spaces to enhance the urban environment.

The building will feature modern architectural elements that complement the surrounding neighborhood.

The project aims to meet the needs of the community while also contributing to the overall urban landscape.
Project Overview & Objectives

308 West Hastings Street

[Diagram of project overview with annotations]

Objectives

1. Project objectives include...
2. ...and will be achieved through...
3. Key stakeholders and their roles...
4. Timeline:...
5. Budget:

Appendix D: page 4 of 4
OUTCOMES FOR THE CITY

THE SITE

308 West Hastings Street

OUTCOMES FOR THE CITY

Appendix D, page 5 of 14
DESIGN RATIONALE

308 West Hastings Street

BUILDING ENTRANCES | STREETSCAPE

Facade proportions and components

Appendix D, page 10 of 14
### SUSTAINABILITY

308 West Hastings Street

<table>
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<th>2015</th>
<th>2016</th>
<th>2017</th>
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<td>$105</td>
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#### Economic

The economic sustainability of the project is assessed through various financial indicators such as net profit margin, return on investment, and cash flow. These metrics help in understanding the financial health and performance of the project over the years.

#### Social

The social impact of the project is evaluated by considering factors such as community engagement, workforce diversity, and the project's contribution to the local economy. The project has been successful in creating employment opportunities and fostering community ties.

#### Environmental

The environmental sustainability of the project is determined by analyzing its carbon footprint, energy consumption, and waste management practices. The project has implemented several green initiatives to minimize its ecological footprint.

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**Appendix D**: page 12 of 14
# Appendix: Sustainability Checklist

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<td>1. Use recycled water for irrigation</td>
<td>2. Install LED lighting</td>
<td>3. Segregate waste</td>
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<td>4. Promote public transportation</td>
<td>5. Use locally sourced materials</td>
<td>6. Maintain indoor air quality</td>
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**Policy and Procedures**

- 1. Develop a policy for energy conservation.
- 2. Implement a recycling program.
- 3. Establish a waste reduction strategy.

**Sustainability Goals**

- 1. Reduce water usage by 20%.
- 2. Increase energy efficiency by 15%.
- 3. Reduce waste generation by 30%.

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**Note:** This checklist is a guide for sustainable practices and should be tailored to the specific needs and goals of your project.