

## SUMMARY AND RECOMMENDATION

## 5. REZONING: 955 East Hastings Street

**Summary:** To rezone 955 East Hastings Street from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit a 12-storey mixed-use development, including industrial flex space and commercial uses at grade and residential units above. The proposed height is 36.6 metres (120 feet) and the proposed total floor space ratio is 6.15. The proposed residential component includes 282 market (strata) units and 70 non-market (social housing) units.

**Applicant:** Mr. Daniel Eisenberg, GBL Architects

**Recommended Approval:** By the General Manager of Planning and Development Services, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by GBL Architects on behalf of 900 H S Holdings Ltd. (Wall Financial Corporation), to rezone 955 East Hastings Street [*Lot E Block 62 District Lot 181 Plan 15170; Lots 24 to 26 and 29 to 32 Block 62 District Lot 181 Plan 196; Lot J (Explanatory Plan 15392) Block 62 District Lot 181 Plan 196; and Lot K Block 62 District Lot 181 Plan LMP1580; PIDs: 007-671-024, 015-581-004, 015-581-012, 015-581-021, 015-581-039, 015-581-047, 015-581-055, 015-581-063, 015-581-161 and 015-533-163 respectively*] from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit a 12-storey mixed-use development including industrial flex space and commercial uses at grade and market and non-market residential units above with a total floor space ratio of 6.15, generally as presented in Appendix A of the Policy Report dated September 11, 2012, entitled "CD-1 Rezoning: 955 East Hastings Street", be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects, on behalf of Wall Financial Corporation, and stamped "Received City Planning Department, October 25, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Design Development**

1. Design development to improve and enhance the PDR plaza and its pedestrian connection to the lower level PDR uses and lane.

Note to Applicant: This can be achieved by incorporating a wider linear set of stairs that provides a more direct sightline between the various levels.

2. Design development to further refine the details of the façade treatments to fully demonstrate the design intent of its robust character reflecting robust industrial character references and materials.

Note to Applicant: Superior detailing and execution of the façade details are critical to achieving the proposed building aesthetic. Careful attention to fenestration detailing to ensure where a “punched window” expression is proposed through effective jamb, sill and head depth is required.

## Landscape

3. Provision of adequate planting medium depth within planters on structures to meet the BCSLA latest standard.
4. Provision of a fully labelled Landscape Plan, Sections and Details at the Complete Development Permit submission stage, illustrating the spirit of the design concept submitted at the Rezoning stage.

5. Design development to provide the infrastructure needed to support urban agriculture activities on common amenity roof decks.

Note to Applicant: This includes garden plots, social gathering space, on-site composting, tool storage, hose bibs and potting benches which support urban agricultural activity in accordance with the “Urban Agriculture Guidelines for the Private Realm.” Consideration should be given to a rainwater collection system to assist with irrigation.

6. Proposed plantings consistent with the City of Vancouver Waterwise Planting Guidelines.
7. Provision of a high- efficiency automatic irrigation system specified in all common areas at all building locations and hose bibs in private patios 9.3 m<sup>2</sup> (100 sq. ft.) or greater.

Note to Applicant: The irrigation system design and installation shall be in accordance with the Irrigation Association of BC Standards and Guidelines latest standard. Notation to this affect should be added to the drawings.

8. Illustration on the Landscape Plan and the Site Plan of all at grade utilities such as gas meters, electrical transformers, and mechanical vents.

Note to Applicant: All utilities should be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

9. Illustration of all trees with their root ball circumference located with dashed lines on the P1 plan with note saying “Proposed tree above:

refer to Ground Floor Plan and Landscape Plan and Section". The section should detail how the parkade roof slab is depressed/angled back to accommodate 3-4 feet of tree soil depth. The info must be on the architectural drawings as well as the Landscape drawings.

### **Urban Agriculture**

10. Provision of urban agriculture in the form of edible landscaping and including some areas (planters or plots) suitable for urban agricultural activity. The necessary supporting infrastructure, such as tool storage, hose bibs and a potting bench should be provided. The design should reference the *Urban Agriculture Guidelines for the Private Realm* and maximize sunlight, integrate into the overall landscape design, and provide universal access for residents.

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

11. Design development to respond to CPTED principles, having particular regard for:
  - (i) Theft in the underground parking
  - (ii) Residential break and enter
  - (iii) Mail theft
  - (iv) And mischief in alcoves and vandalism, such as graffiti.

### **Sustainability**

12. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, as required by the Green Buildings Policy for Rezoning, including a minimum of 36 points in the LEED® rating system, including at least three optimize energy performance points, one water efficiency point, and one stormwater point.

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set.

### **Engineering**

13. Engineering Structures Branch is to review the proposed architectural cladding attachments to the viaduct abutment (see A-4.03) to determine if they are acceptable and if so make appropriate legal arrangements for their construction and maintenance.
14. Provision of a Loading Management Plan to the satisfaction of the GMES detailing frequency, routing, timing, size of delivery vehicles, and a written commitment that the 3 class B and six class A loading spaces will meet the loading requirements for the non-residential component on site.

15. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- (i) Number all parking and loading spaces.
- (ii) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls.
- (iii) Provide elevations on all sections drawings.
- (iv) Modify the parking layout and the location of the elevator core structure and walls to provide an aligned linear maneuvering aisle with minimized shifting.

Note to Applicant: This makes maneuvering in and out of the stalls difficult.

- (v) Remove the parallel parking stalls in the drive aisle adjacent to the westerly elevator core on P2-P4.

16. Provision of automatic door openers on all bicycle storage areas.

17. Clarify and clearly note the doors to bicycle storage areas.

18. Delete references to "street loading" on drawing A.3.01 (and other related drawings).

Note to Applicant: this site will require an interconnected water service (2 water service connections).

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of Social Development and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Dedication of a 10 meter wide wedge along the eastern edge of the site parallel to the existing rail line to provide for future roadway, sidewalks, bicycle facility, boulevards and related roadway needs. This dedication is necessary to allow for the potential for a dead end street created as part of the False Creek Flats Rail Corridor Strategy.
2. Consolidation of Lots 24-26, 29-32, and J (Explanatory Plan 15392), Plan 196; Lot E, Plan 15170; and Lot K, Plan LMP1580; All of Block 62, DL 181 into a single site.

3. Release of Easement and Indemnity Agreements H104600, 539491M (see 631356L) and extension agreement A77748 (support agreements) prior to building occupancy. A letter of understanding is required prior to enactment with discharge prior to building occupancy.
4. Provision of a bridge proximity agreement is required.
5. A review of maintenance access to the Hastings Street viaduct is required to determine if a building setback from the Hastings Street viaduct and or access through the site is necessary, should this be needed then appropriate legal arrangements to ensure City forces can gain access through the site to the bridge area will be required.
6. Details of the building interface with the Hastings Street viaduct are required to determine the impacts on the existing bridge crash barrier. Removal, adjustment and reconstruction of the crash barrier or bridge structure needed to accommodate the buildings interface, including seismic design of any of the required features are to be fully at the applicant's expense.
7. Provision of appropriate agreements to ensure the seismic interface between the Hastings St. Viaduct and the building structure will be required. The building owner is to be responsible for the ongoing maintenance of the seismic interface.
8. Provision of a shared use loading agreement for 3 non-residential Class B loading spaces.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential units.

9. Provision of a site Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (i) Provision of an upgraded traffic signal at Campbell Avenue and East Hastings Street with such upgrading to be supported by the delivery of a Transportation and Management Study that assesses the impacts of the traffic generated from the development on the neighbourhood and this intersection. Should the traffic study identify and support the upgrading of the signal and any other neighbourhood traffic mitigation measures including local area traffic calming, as a result of this development, then upon acceptance of the traffic study by the City Engineer the improvements are to be delivered at 100% the applicant's cost.
  - (ii) Provision of street trees on Raymur Street adjacent the site including relocation and/or reconstruction of the existing sidewalk to accommodate street trees where necessary.

- (iii) Provision of landscaping and sidewalk connections between the existing Raymur Street public sidewalk and the building face following the land dedication with all improvements to the satisfaction of the General Manager of Engineering Services.
  - (iv) Relocation of the "H" pole in the lane, 38 m west of Raymur Avenue is required as it blocks access to the proposed loading bays. Written confirmation that the pole can be relocated is required from all affected utility companies.
  - (v) Abandonment of the existing sewer line that passes through the site. Applicant is to be responsible for capping of the pipe at the north and south property lines of the site.
10. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers 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. 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. The applicant may be required to show details of how the site will be provided with all services being underground.
  11. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

### Housing Agreement

12. Make arrangements to design, construct, equip, and finish the 70 units of affordable housing and associated parking, to the satisfaction of the Managing Director of Social Development, the Director of Real Estate Services and the Director of Legal Services.  
  
Note to Applicant: Design development will be required through the Development Permit process.
13. Make arrangements to transfer title, at a nominal cost, an air space parcel containing the 70 units of social housing comprising not less than 4 211.5 m<sup>2</sup> of floor space and 20% of the total residential units and the associated parking, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations; ownership and

on-going management terms and conditions to be negotiated by Social Development and Real Estate Services Staff, to the satisfaction of the Managing Director of Social Development, the Director of Real Estate Services and the Director of Legal Services.

#### Public Art

14. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application.

#### Soils

15. Submit a site profile to the Environmental Protection Branch (EPB).
16. As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*.
17. As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend the Sign By-law to establish regulations for this CD-1 and to include this CD-1 in Schedule E of the Sign By-law, generally as set out in Appendix C of the Policy Report dated September 11, 2012, entitled "CD-1 Rezoning: 955 East Hastings Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as

set out in Appendix C of the Policy Report dated September 11, 2012, entitled "CD-1 Rezoning: 955 East Hastings Street".

- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated September 11, 2012, entitled "CD-1 Rezoning: 955 East Hastings Street".

**(RZ - 955 East Hastings Street)**