

CD-1 Rezoning Application 420 Hawks Avenue

Public Hearing
May 17, 2016



Site Context

“néca?mat ct”
new Library
and housing

Astoria
Hotel

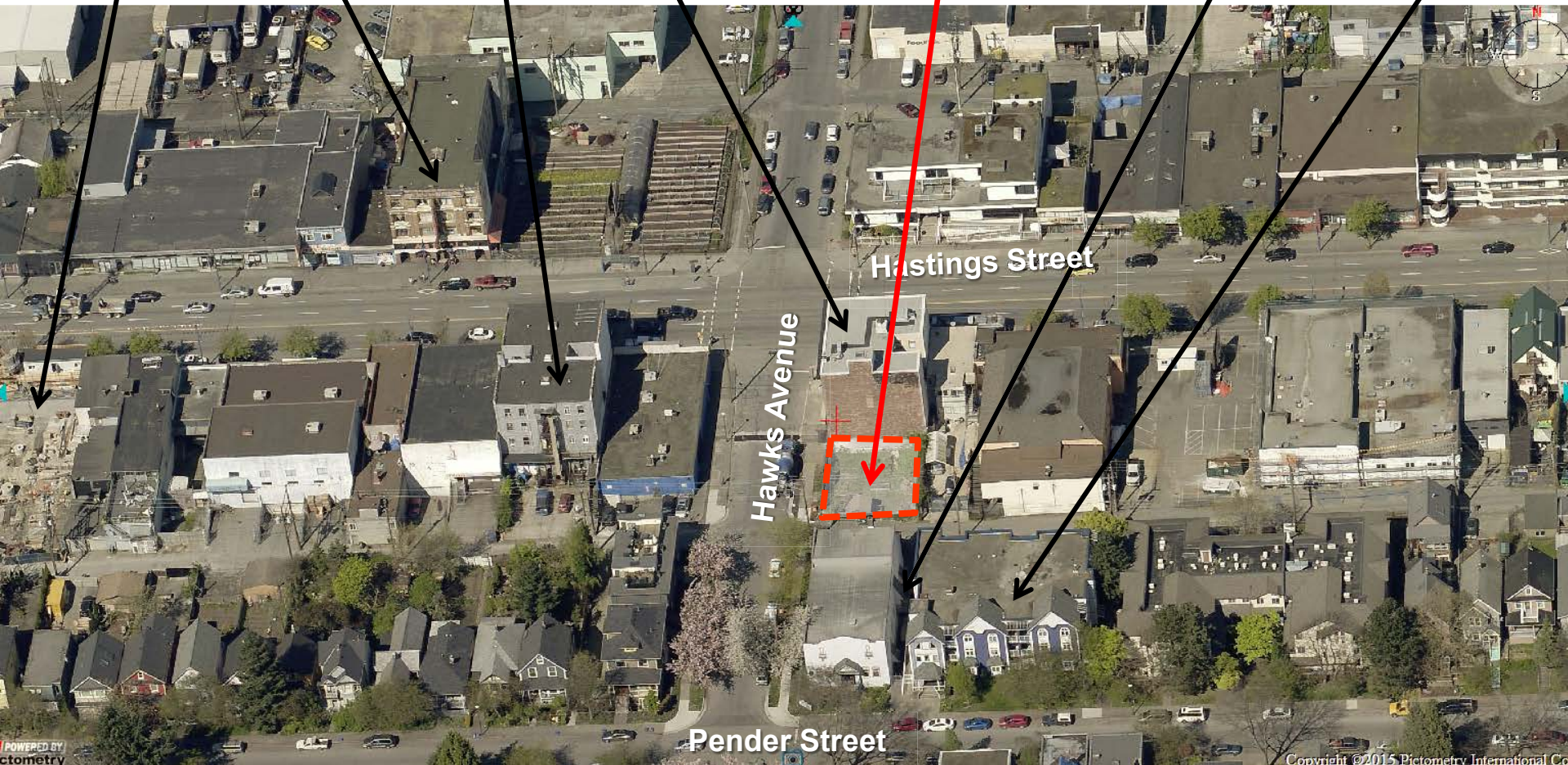
Woodbine
Hotel

Rice
Block

SITE
420 Hawks Avenue

Ukrainian
Cultural
Centre

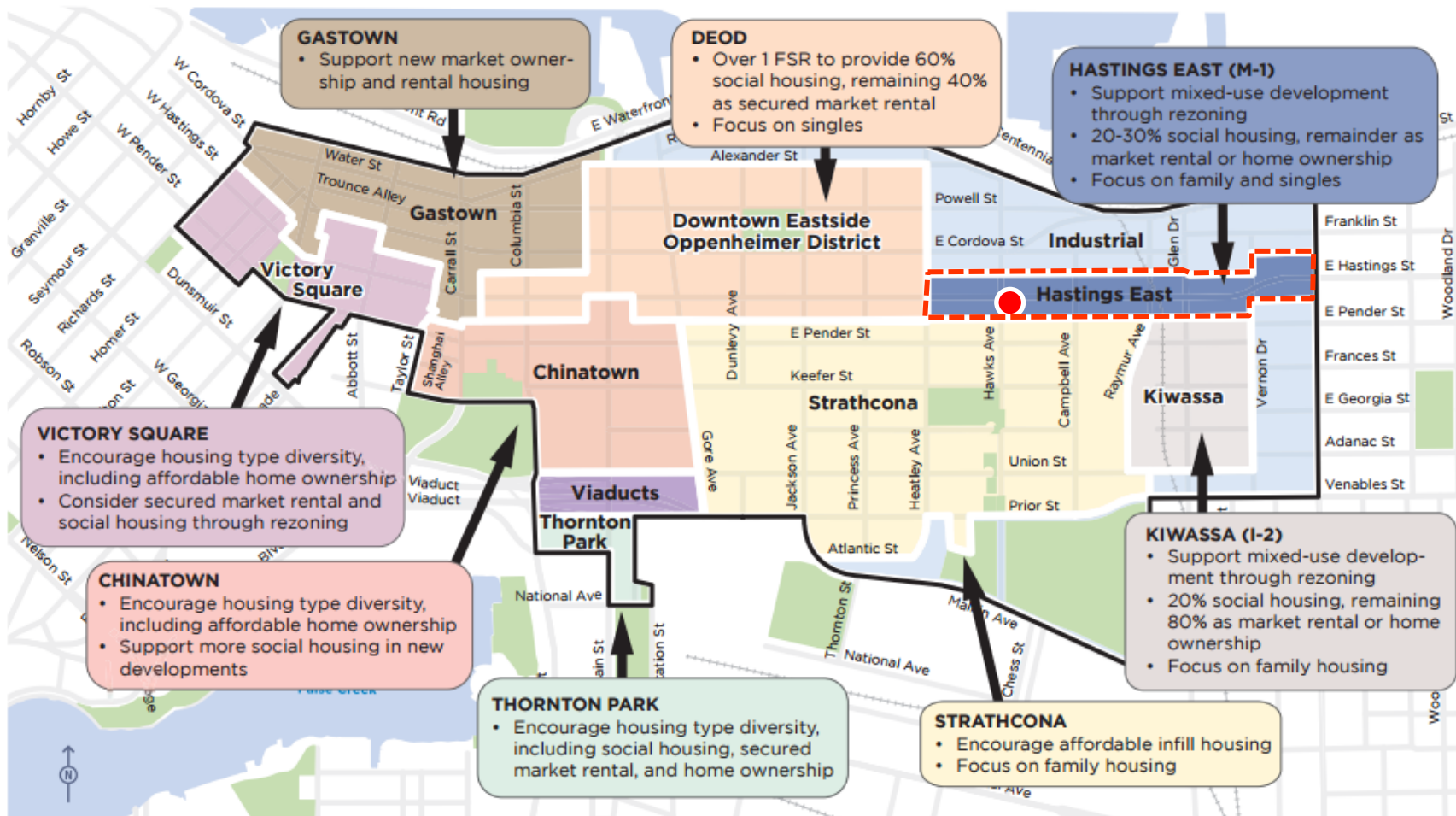
Lesya
Ukrainka
Seniors
Housing



- 1990:** Industrial Lands Strategy
- 1992:** Strathcona Planning Initiatives
- 1995:** Industrial Lands Policies
- 1997:** Strathcona Policies
- 2005:** Downtown Eastside Housing Plan
- 2011:** Metro Vancouver
Regional Growth Strategy
- 2013:** Vancouver
Regional Context Statement
- 2014:** Downtown Eastside Plan and
Rezoning Policy



Downtown Eastside Plan: Housing Objectives

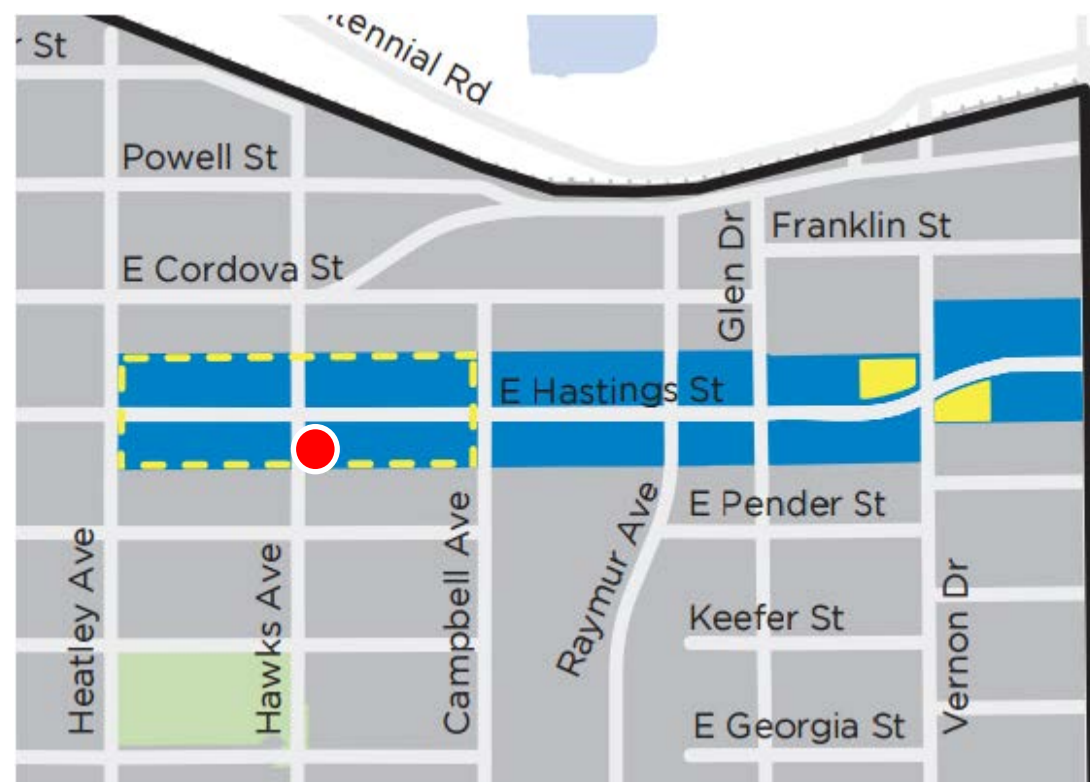


LEGEND

- Area Boundary
- Streets
- Railway
- Parks and Open Space
- Site

Hastings East

- Heights: 45 – 75 ft.
- Density: 2.5 – 4.5 FSR



 Hastings East Area  Site

Rezoning Application

- Density: 4.5 FSR
- Height: 21.6 m (70.9 ft.)
- Social Housing: 21 units
 - 14 two-bedroom units (66%)
 - 7 micro-dwelling units (33%)
- Amenity space at grade (740 sq. ft.)



Use of Shipping Containers



Rezoning Application:

November 27, 2014

Community Open House:

March 2, 2015

Stakeholder Meeting:

March 25, 2015

Concerns:

- Parking
- Unit mix
- Built form
- Safety and security



Revised Application:

October 23, 2015

Stakeholder Meeting:

December 2, 2015

Concerns:

- Safety, security and building management
- Built form and height
- Parking
- Land use







Transportation

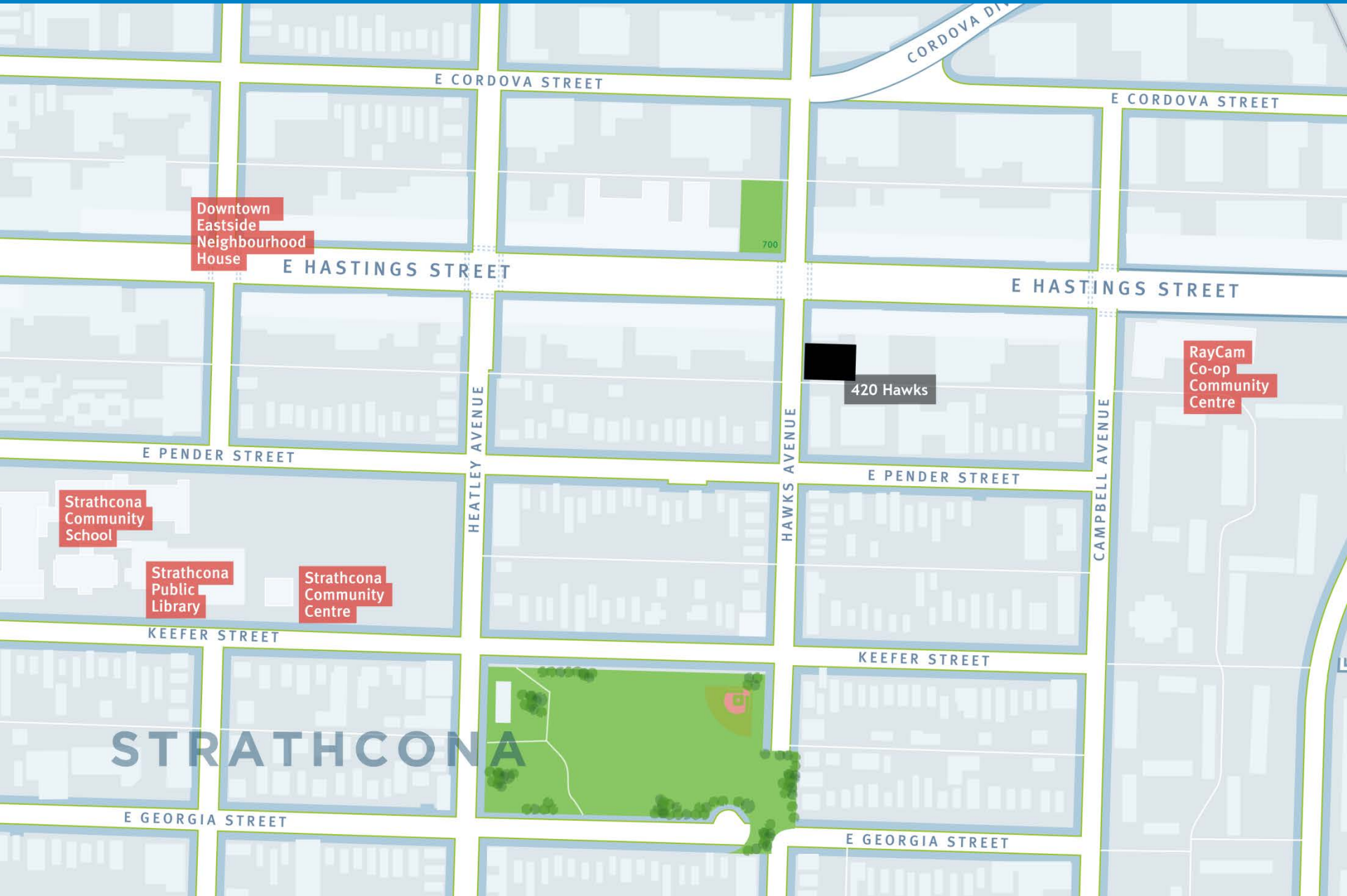


LEGEND

-  Bus Routes
-  Bicycle Routes



Access to Neighbourhood Amenities





Progress towards units in the City’s Downtown Eastside Plan

| | TARGETS | CURRENT PROJECTS | | | | GAP |
|--|----------------|------------------|--------------------|----------|------------|-----------------------------|
| | 10-year (2023) | Completed | Under Construction | Approved | Total | Above or Below 10-yr Target |
| Social Housing | 1,400 | 422 | 233 | 113 | 768 | 632 Below Target |
| Secured Market Rental Housing Units | 1,650 | 19 | 118 | 182 | 319 | 1,331 Below Target |

¹ To January 2016 - unit numbers exclude the units in this proposal.

² DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

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View Analysis

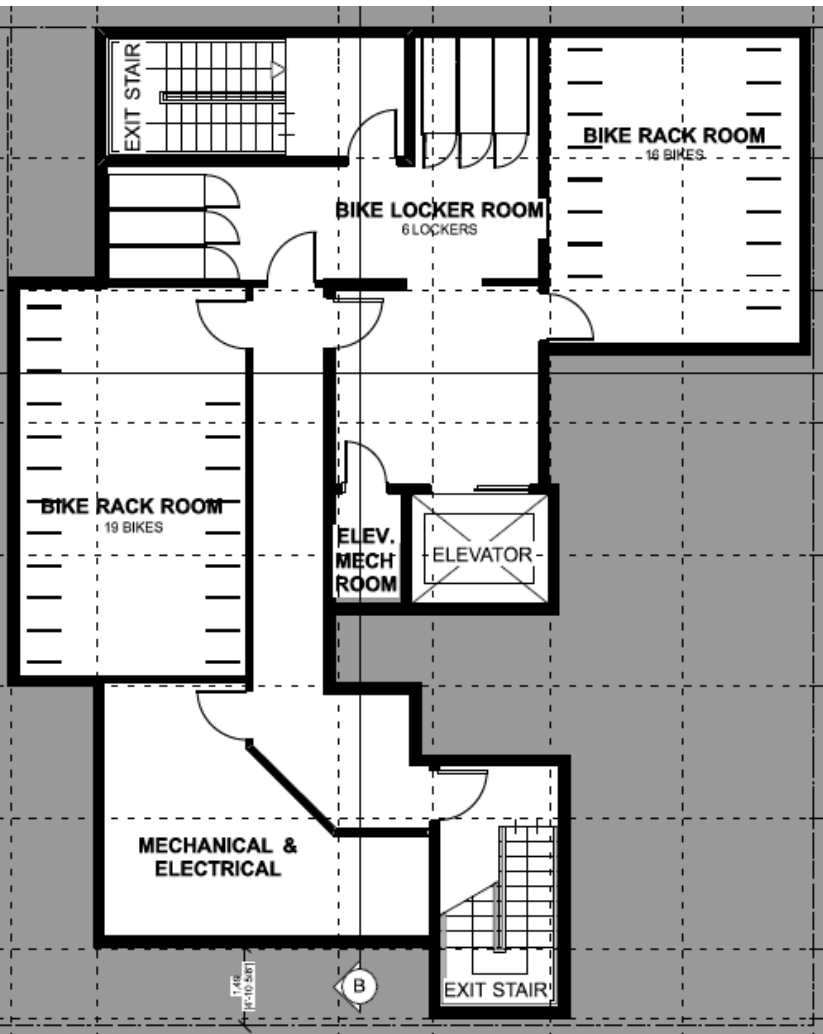


OUTLINE OF
BUILDING

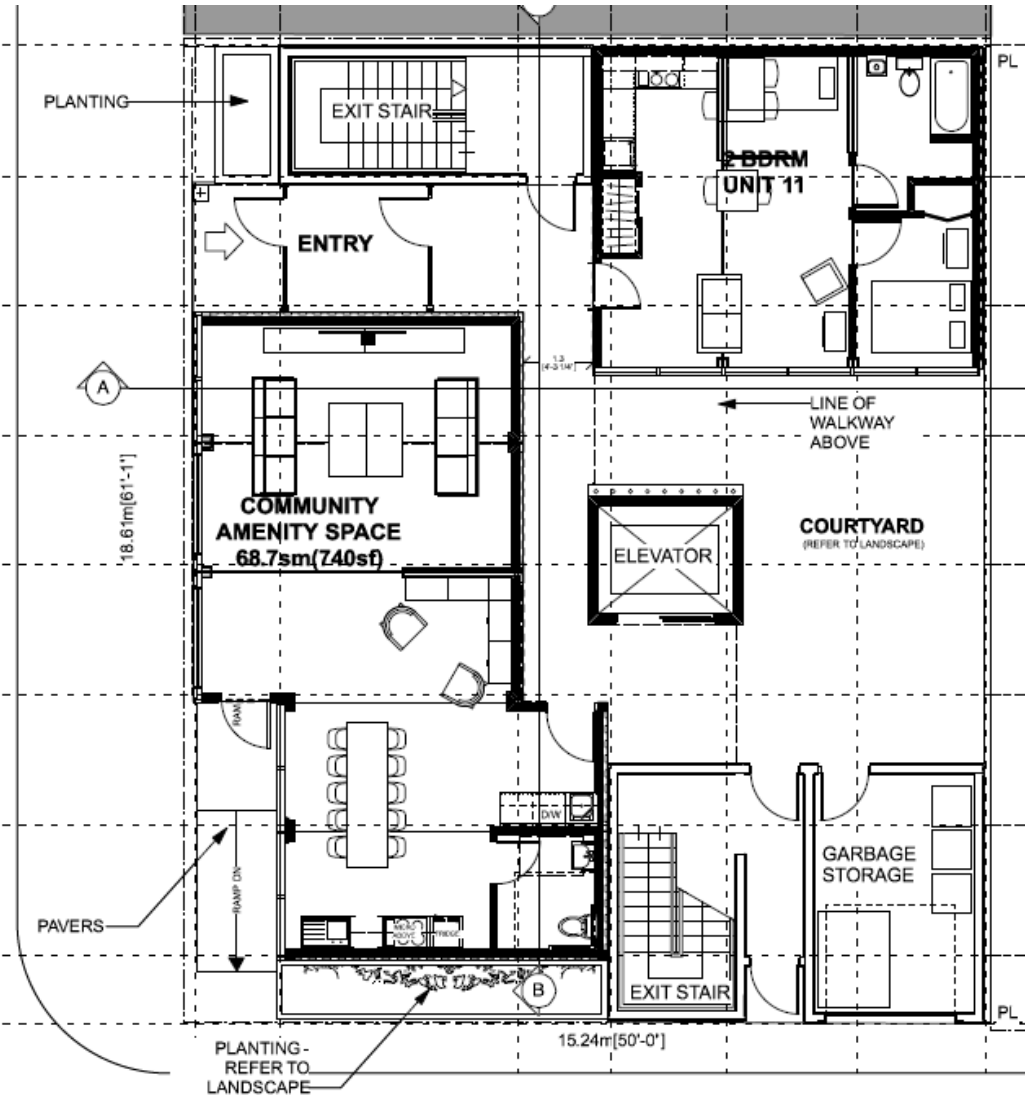
View Analysis



Basement Plan

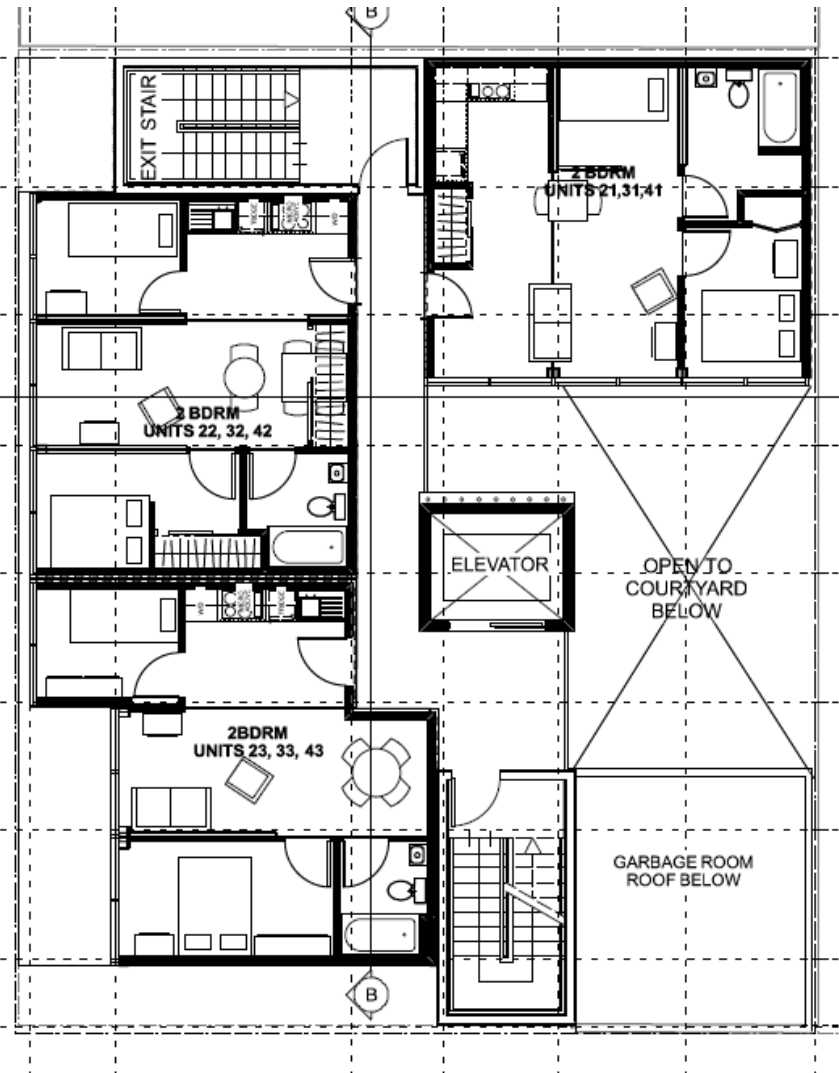


Ground Floor Plan

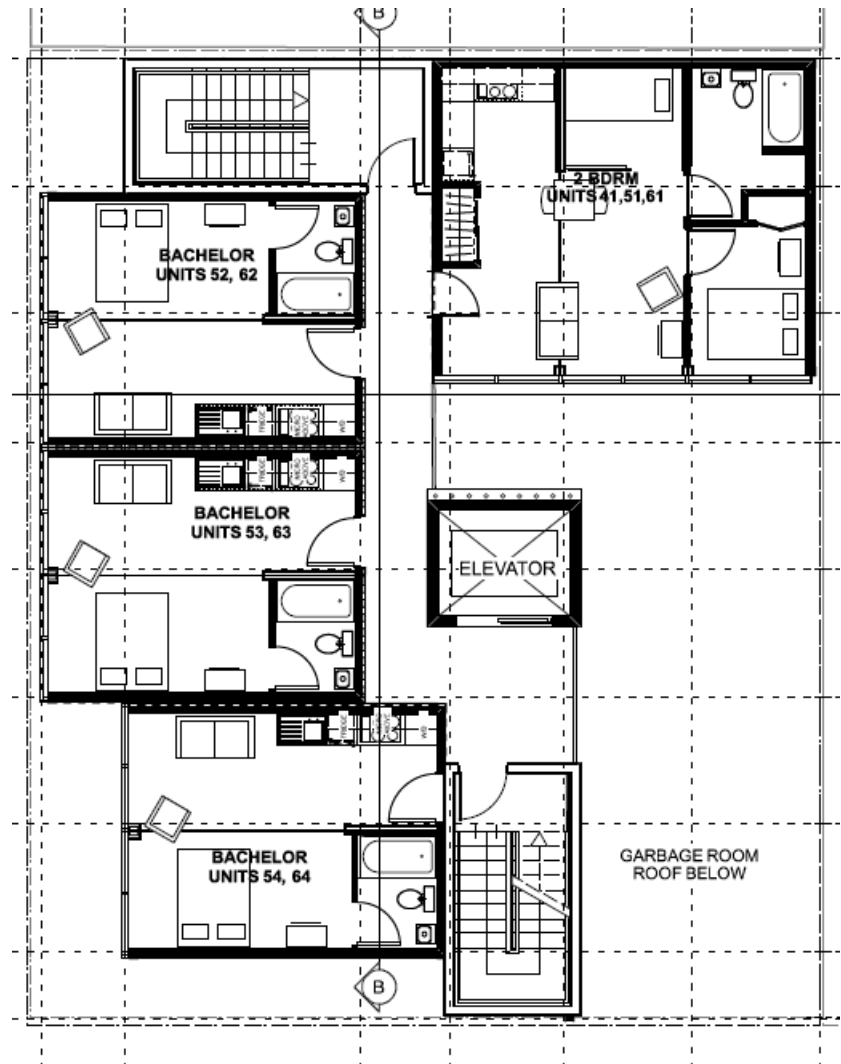


Floor Plans

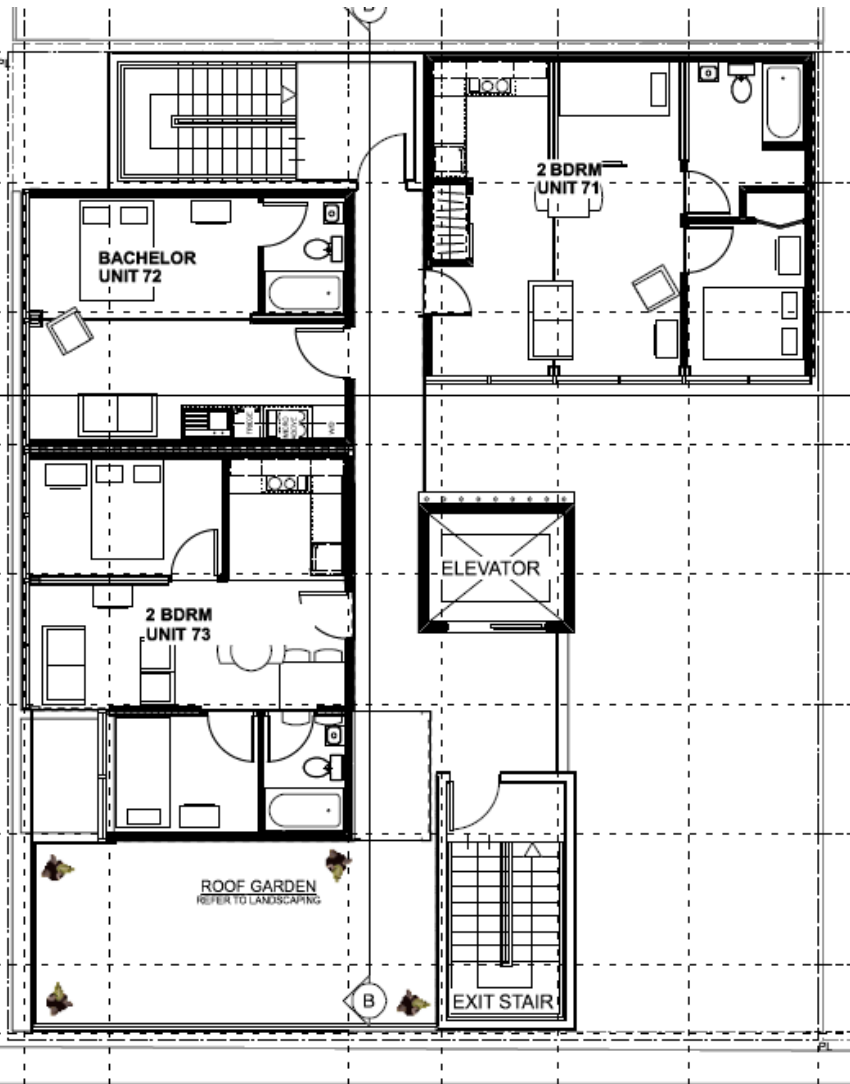
Floors 2-4



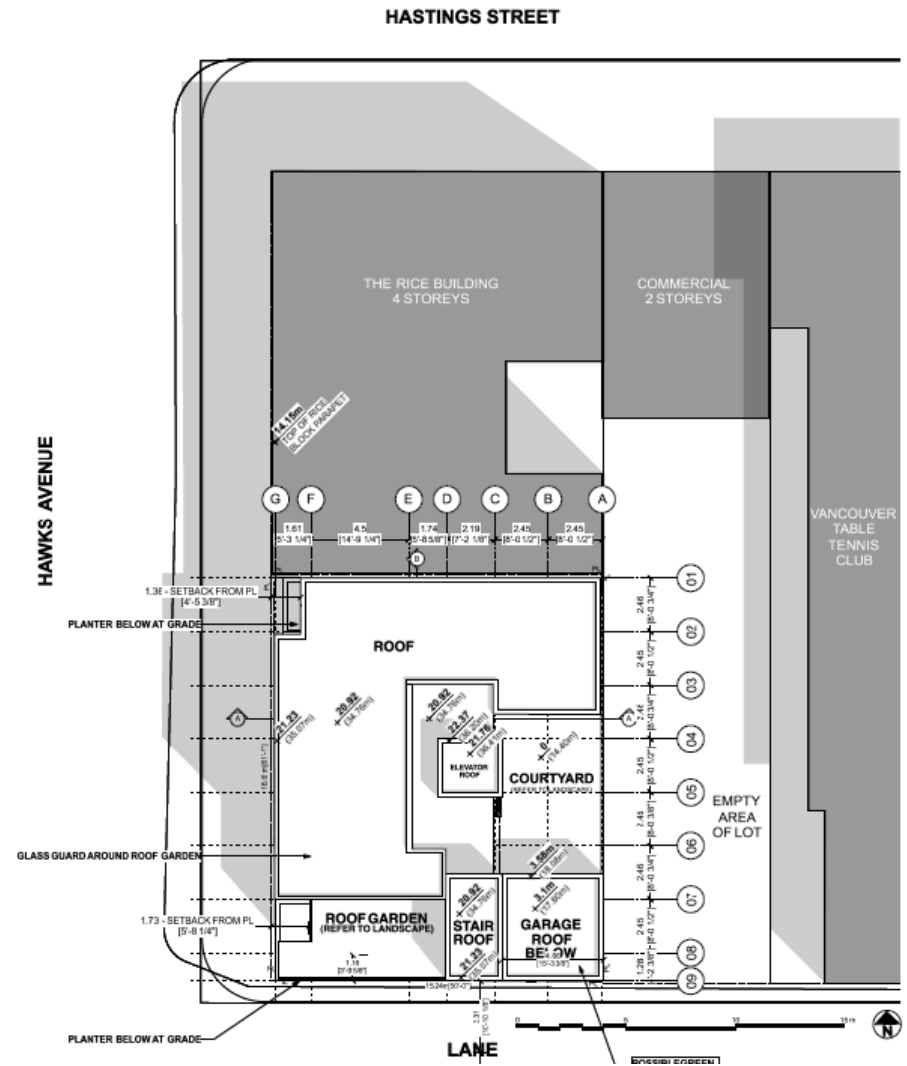
Floors 5-6



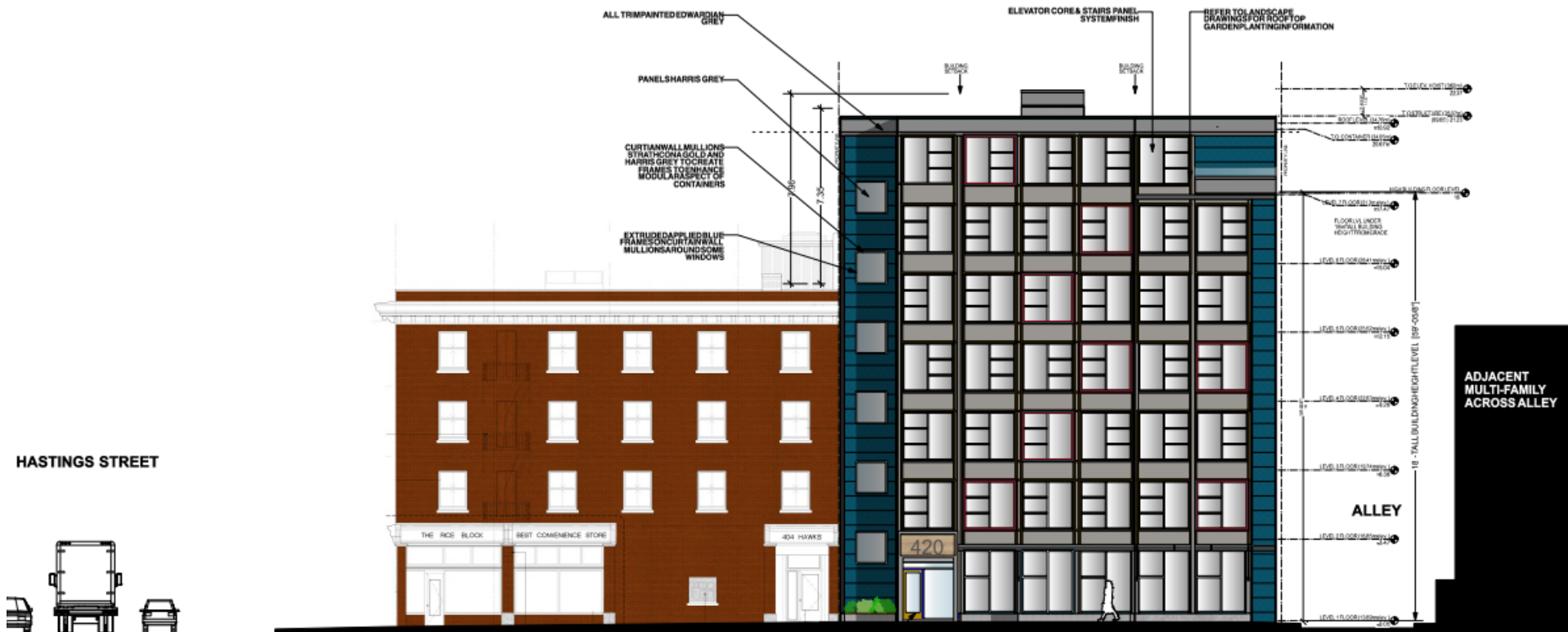
Floors 7



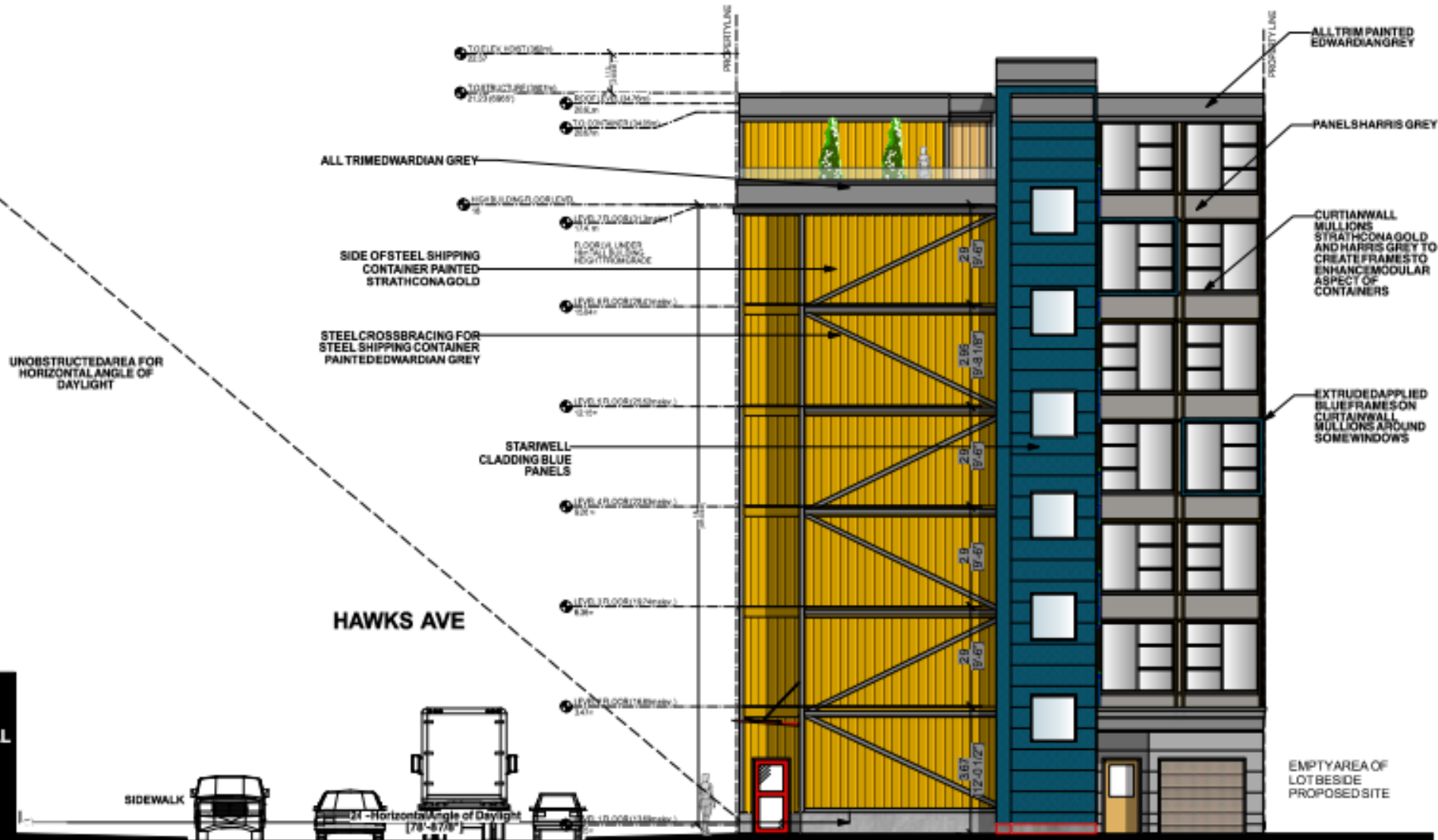
Roof Plan



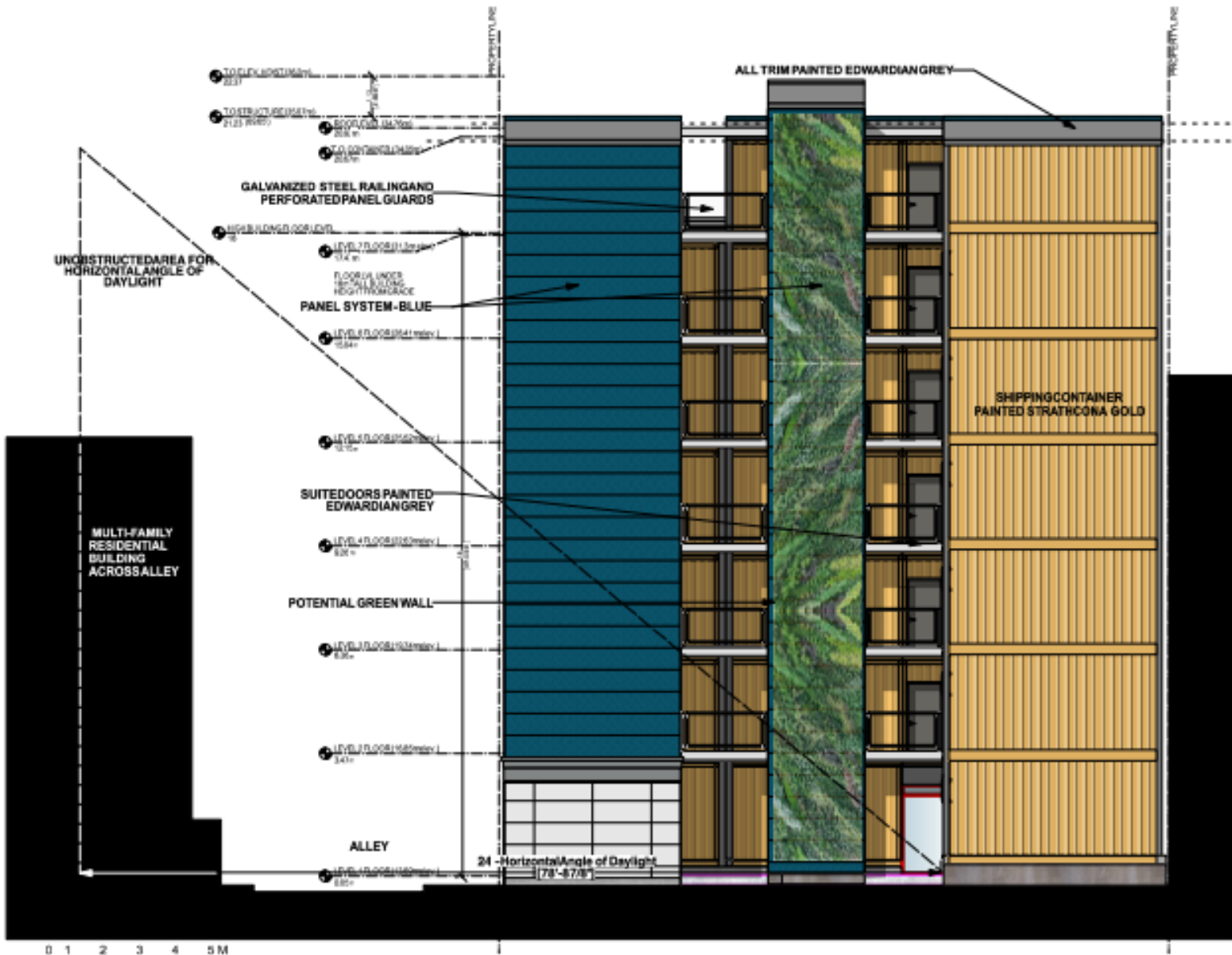
West Elevation



South Elevation (from lane)



East Elevation



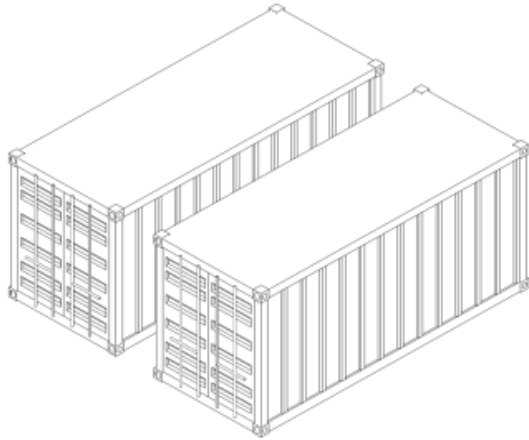
North-South Section



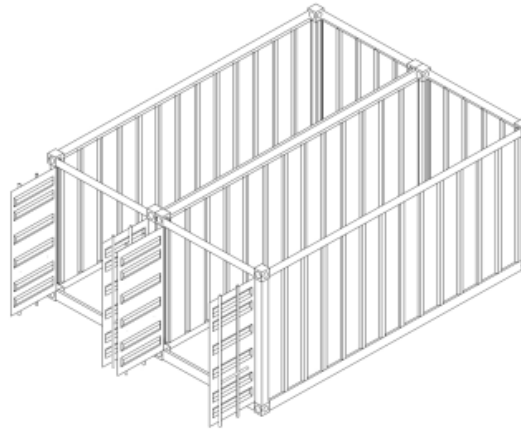
East-West Section



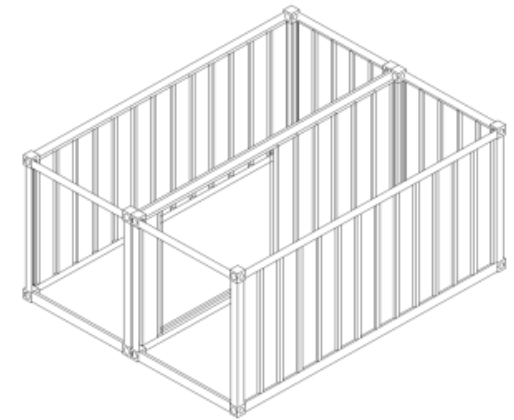
Container Housing



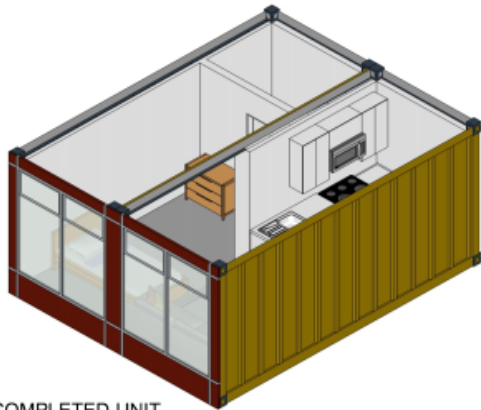
TWO 8'X 20' CONTAINERS FORM ONE STUDIO UNIT



DOORS AND FLOORING REMOVED
(ROOF NOT SHOWN FOR CLARITY)



OPENING CUT IN SIDE WALLS TO ADJOIN CONTAINERS
AND NEW FLOORING INSTALLED



COMPLETED UNIT

THE PROPOSED SUITE SIZES RANGE FROM 280SF FOR STUDIO UNITS (SHOWN HERE) TO 420SF FOR TWO-BEDROOM UNITS.

EACH UNIT HAS A SELF-CONTAINED KITCHEN WITH FRIDGE, STOVE-TOP, MICROWAVE, AND A COMPACT COMBINATION WASHER/DRYER MACHINE.

IN ADDITION, THE BATHROOM CONSISTS OF A FULL SIZE TUB, SINK/VANITY, AND TOILET.

THE MAIN LIVING AREA IS LEFT OPEN FOR FLEXIBILITY OF SPACE. THE FINISH OF THE SPACE WILL BE VERY SIMILAR TO ATIRA'S ONESEAN HOUSING INTERIORS.

Shadow Studies

