

MEMORANDUM

February 22, 2013

TO: Mayor and Council

CC: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
B. Jackson, General Manager, Planning and Development Services
B. Prosken, General Manager, Community Services
K. Munro, Assistant Director, Current Planning
J. MacKenzie, City Clerk
M. Welman, Director of Communications
W. Stewart, Assistant Director, Corporate Communications
T. Wanklin, Senior Planner, DTES Neighbourhoods Group

FROM: K. McNaney, Assistant Director, Central Area Planning

SUBJECT: 633 Main Street - CD-1 Rezoning: Update on the Status of Rezoning Applications in the Downtown Eastside during the Local Area Planning Process (LAPP)

This memo provides Council with an update on all rezoning applications under active consideration in the Downtown Eastside (DTES), per the *Interim Rezoning Policy during the Preparation of the Downtown Eastside Local Area Planning Program (LAPP)*. The *Interim Rezoning Policy*, adopted on March 28, 2012, establishes the conditions under which new rezonings will be considered while the LAPP is underway. In addition, the policy requires that an update on active rezoning applications be provided to Council when they consider new applications, as per below:

Any rezoning applications that proceed to Council will include an up-to-date accounting of the status of any and all applications under active consideration in the DTES. This allows Council to better understand the pace of development taking place.
(under Application and Intent, pg 2)

To meet this requirement of the policy, the table below summarizes active rezoning applications currently under consideration in the DTES.

Active Rezoning Applications in the DTES			
Address	Zone	Application Date	Status
807 Powell Street	M-2	July 2011	Under Review
633 Main Street	HA-1A	April 2012	Proceeding to Public Hearing February 27, 2013
41 East Hastings Street	DEOD	Nov. 2012	Under Review
970 Union Street	CD-1	Nov. 2012	Under Review

One of the applications (807 Powell) listed in the table above was made prior to start of the LAPP and is not subject to the *Interim Rezoning Policy*, and one application (633 Main Street) aligns with Council's recently adopted *Rezoning Policy for Chinatown South (HA-1A)*.

The other two applications are subject to the *Interim Rezoning Policy*. The proposal for 41 East Hastings Street meets Policy 3 by providing 60% social housing, and the proposal for 970 Union Street meets Policy 2 by providing a benefit to the community in the form of an expansion to an existing, non-profit owned, care facility.

For Council's information, the following table summarizes the housing types and unit mix proposed in the rezoning applications under active consideration:

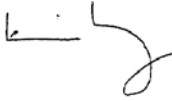
Proposed Housing Types and Unit Mix in DTES Rezoning Applications		
Address	Proposed Total Residential Units	Proposed Unit Mix and Public Benefit
41 East Hastings Street	169	68 units market residential 101 units social housing (60% of total)
633 Main Street	192	192 units market residential CAC (unallocated pending the LAPP)
970 Union Street	200	200 unit expansion to existing care facility No CAC

Finally, for Council's information, the table below summarizes approved rezonings in the DTES during the LAPP.

Approved Rezonings in the DTES during the Local Area Planning Process (LAPP)		
Address	Approval Date	Project Details
955 East Hastings Street	Oct. 30, 2012	282 units market residential and 70 units social housing (20% of total)
611 Main Street	Feb. 21, 2013	134 units market residential 22 units social housing (14% of total)

Staff will provide Council with additional detail on these applications, if required.

Regards,



Kevin McNaney
Assistant Director of Planning, Central Area Planning
Planning + Development Services

KN/TKY/ws