



MEMORANDUM

September 24, 2013

TO: Mayor Robertson and Councillors

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Brian Jackson, General Manager, Planning and Development Services
Brenda Prosen, General Manager, Community Services
Mairi Welman, Director of Communications
Janice MacKenzie, City Clerk
Kent Munro, Assistant Director, Current Planning
Tom Wanklin, Senior Planner, DTES Neighbourhoods Group
Yan Zeng, Rezoning Planner, Rezoning Centre

FROM: Kevin McNaney, Assistant Director, Central Area Planning

SUBJECT: 970 Union 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
33-49 East Hastings Street	DEOD	Nov. 2012	Referral to Public Hearing scheduled for September 24, 2013.
970 Union Street	CD-1	Nov. 2012	Public Hearing scheduled for September 24, 2013
720 East Hastings Street	M-1	May 2013	Under Review

The three applications are subject to the *Interim Rezoning Policy*. The proposal for 33-49 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. The proposal for 720 East Hastings Street meets Policy 2 by providing a public library and Policy 3 by providing 100% social housing.

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

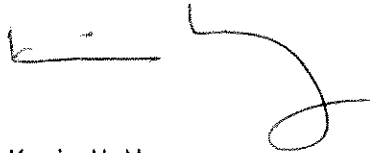
Proposed Housing Types and Unit Mix in DTES Rezoning Applications		
Address	Proposed Total Residential Units	Proposed Unit Mix and Public Benefit
33-49 East Hastings Street	169	67 units market housing which are secured as market rental for 15 years; No cash CAC. 102 units social housing (60% of total), 52 of which are supportive housing.
970 Union Street	225 care beds for low-income seniors	Expansion of existing senior care facility with an increase of care beds from 188 to 225; Proposal also includes a multi-purpose room as an on-site community amenity.
720 East Hastings Street	21	New Vancouver Public Library branch, 21 units social housing (100% of total)

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)
633 Main Street	Feb. 27, 2013	192 units market residential CAC for Chinatown Society Heritage Building rehabilitation grant program
807 Powell Street	June 18, 2013	To allow for an increase in the amount of general office use within existing building. No residential proposed.

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

Regards,



Kevin McNaney
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Planning + Development Services

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