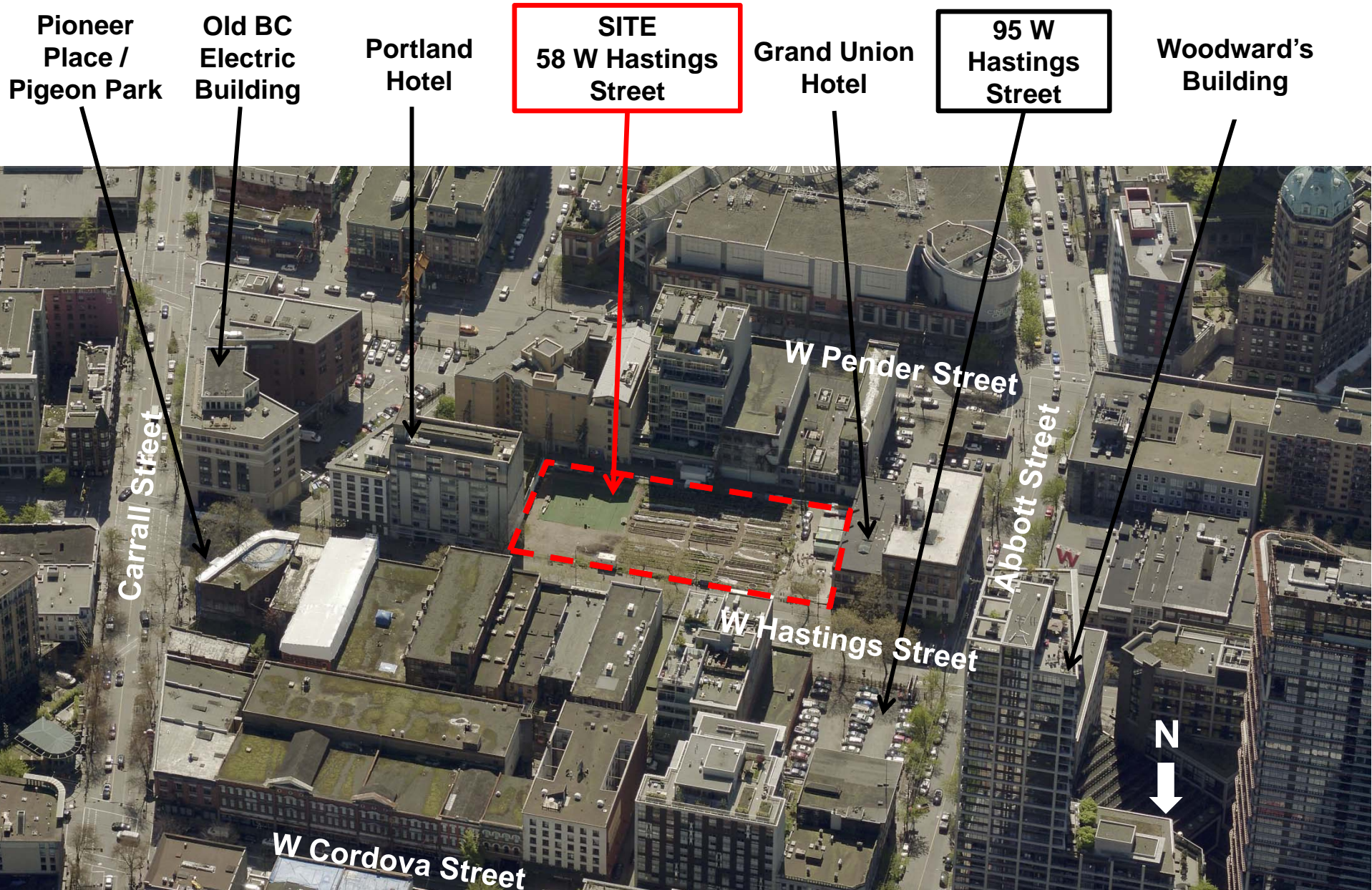




CD-1 Rezoning Application 58 West Hastings Street

Public Hearing
January 16, 2018

Site Context

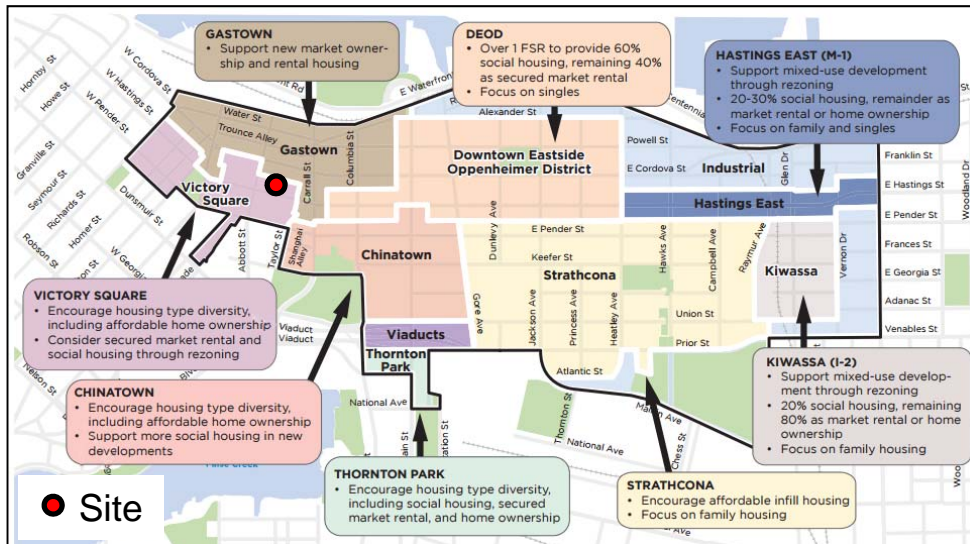


Rezoning Policy



Downtown Eastside Plan: Victory Square

- Encourage housing type diversity
- Consider social housing and secured market rental through rezoning



City of Vancouver Land Use and Development Policies and Guidelines
VICTORY SQUARE POLICY PLAN
 Adopted by City Council on July 19, 2009

City of Vancouver Land Use and Development Policies and Guidelines
VICTORY SQUARE GUIDELINES
 (Sub-area "C2" of Downtown District Official Development Plan)
 Adopted by City Council on April 6, 2008

City of Vancouver Land Use and Development Policies and Guidelines
REZONING POLICY FOR THE DOWNTOWN EASTSIDE
 Adopted by City Council on March 10, 2014

Vancouver's Housing and Homelessness Strategy
 2012-2021
 A home for everyone

DOWNTOWN EASTSIDE

- Social Housing: 231 units
 - 55 micro-dwelling units (24.0%)
 - 103 studio units (45.0%)
 - 17 one-bedroom units (7.4%)
 - 54 two-bedroom units (23.4%)
- Healthcare Office Use on floors 1-3
- Density: 6.4 FSR
- Height: 33.21 m (109 feet)



August 2, 2016 – Mayor's meeting with community representatives

- 100% shelter rate housing
- community control of social housing
- joint advocacy to senior levels of government

Pre-Application Open House

(Applicant Hosted)

December 15, 2016

- 35 people attended

Application Open House

(City Hosted)

October 25, 2017

October 30, 2017

- 323 people attended
- 24 comment sheets
- 20 other correspondence

Comments of Support

- Support for redevelopment of this site
- Support for inclusion of social housing.
- Support for healthcare facility.

Comments of Concern

- Concern about the development further gentrifying the area.
- Desire for 100% social housing at a shelter rate.
- Concern about the building form and massing.





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