

SUMMARY AND RECOMMENDATION

2. CD-1 REZONING: 1015 East Hastings Street

Summary: To rezone 1015 East Hastings Street from M-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit a 15-storey mixed-use building containing 110 social housing units, of which 25 would have support services, 53 secured market rental units, an 80-bed shelter, and a social enterprise space. A building height of 51.0 m (167.3 ft.) and a floor space ratio (FSR) of 6.90 are proposed.

Applicant: Low Hammond Rowe Architects Inc.

Referral: This item was referred to Public Hearing at the Council Meeting of January 19, 2021.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Low Hammond Rowe Architects Inc. on behalf of the City of Vancouver, the registered owner of the lands located at 1015 East Hastings Street [*PID: 009-392-815, Lot C Block 63 District Lot 181 PLAN 21524*], to rezone the lands from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.0 to 6.9 and building height from 30.5 m (100.1 ft.) to 51.0 m (167.3 ft.) to allow construction of a 15-storey mixed-use building containing 163 residential units in the form of 110 social housing units (25 with support services) and 53 secured market rental units, in addition to an 80-bed shelter with associated services and a social enterprise space, all with a focus on urban Indigenous peoples and families, generally as presented in Appendix A of the Referral Report dated January 5, 2021, entitled "CD-1 Rezoning: 1015 East Hastings Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Low Hammond Rowe Architects Inc. and received on June 26, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 5, 2021, entitled "CD-1 Rezoning: 1015 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated January 5, 2021, entitled “CD-1 Rezoning: 1015 East Hastings Street”, be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Referral Report dated January 5, 2021, entitled “CD-1 Rezoning: 1015 East Hastings Street”.
- E. THAT A through D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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