

# 1943-1999 East Hastings rezoning

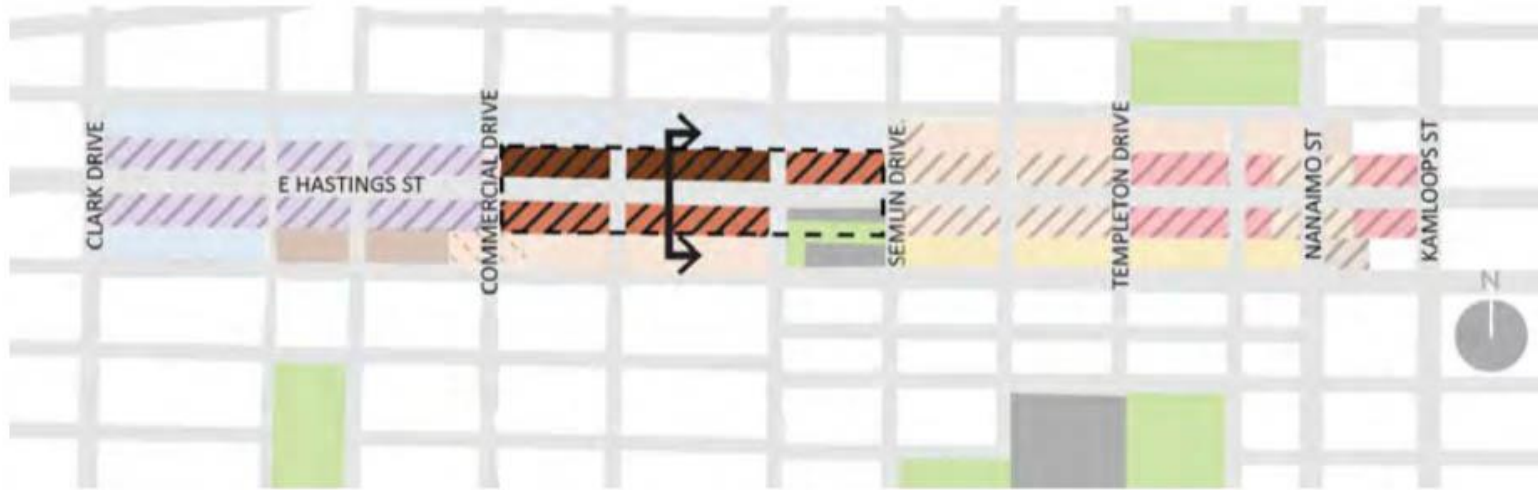


Pictured: May 5, 2015 Final Citizens' Assembly Public Roundtable

Stephen Bohus, BLA, Grandview-Woodland renter

# Fact Check: City's own policies (GWCP)

Figure 6.12: Hastings Slopes Land Use



## *Policies*

East Hastings Street, Victoria Drive to Semlin Drive:

- North side: up to 8 storeys; up to 4.0 FSR.
- The portion of any building above 19.8 m (65 ft.) in height should not exceed a typical tower floor plate of 603.9 m<sup>2</sup> (6,500 ft<sup>2</sup>) and should be spaced at least 24.3 m (80 ft.) from any other building above 19.8 m (65 ft.) in height.

16,526 sq. ft. area above 65 ft.

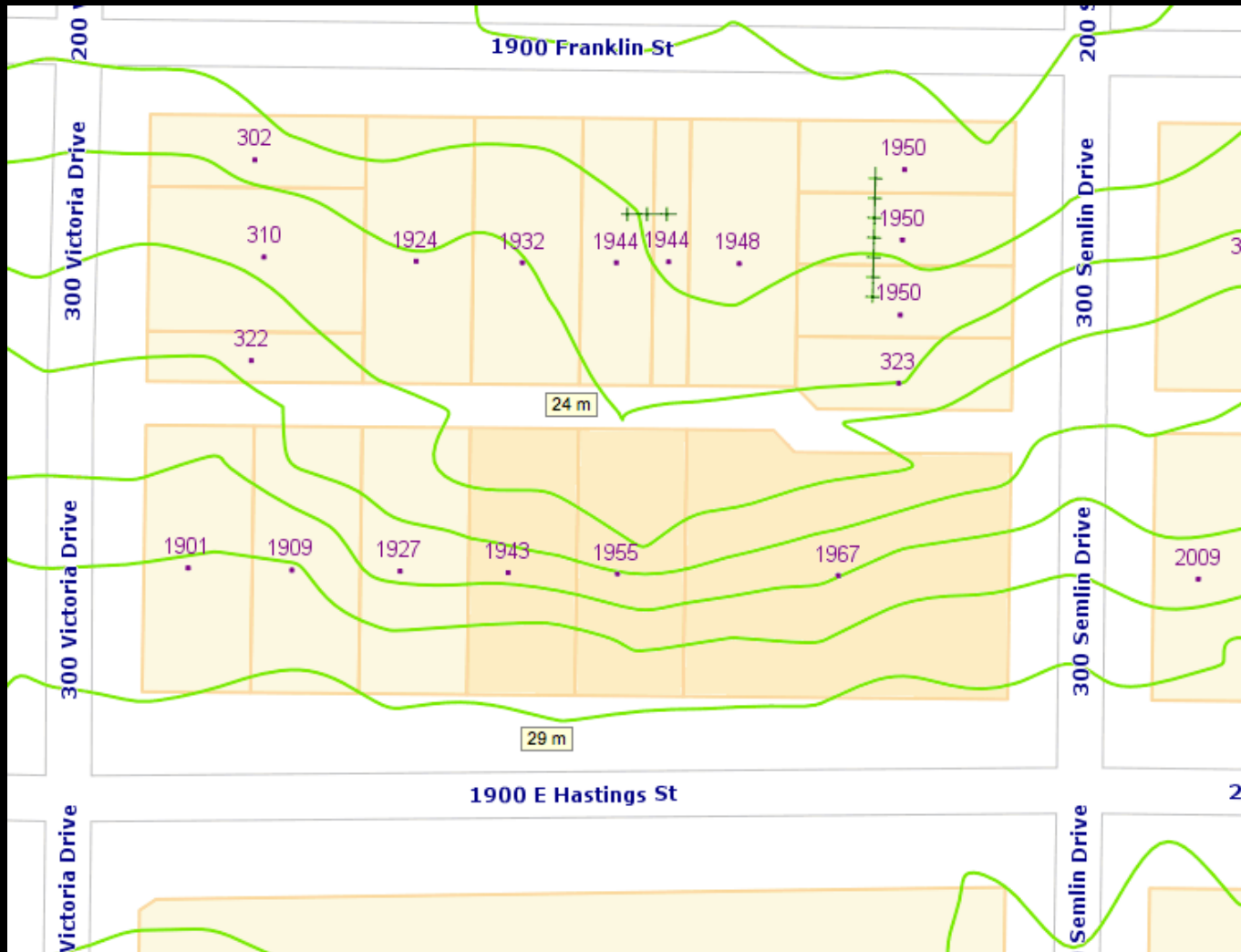
6,500 sq. ft. is maximum in the policy

# City's own policies



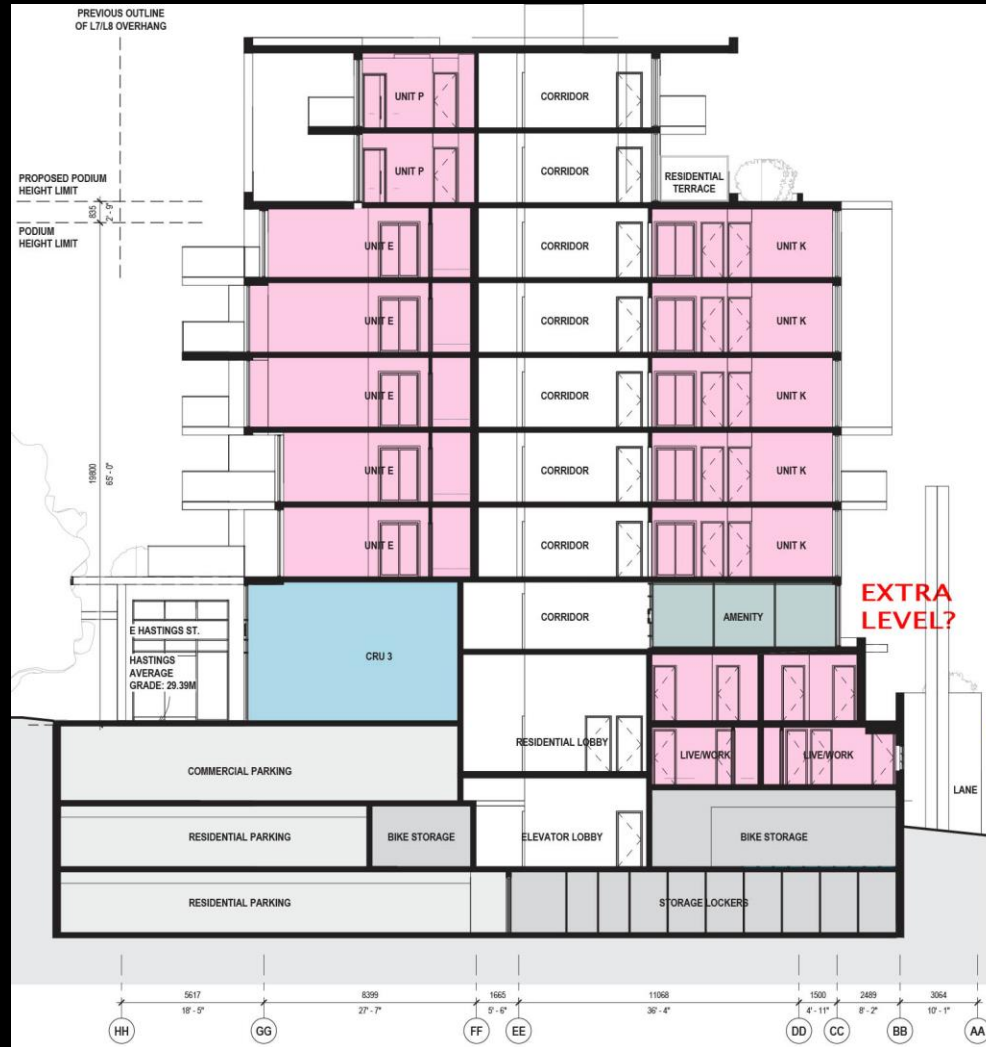
Fact checking: floorplate area exceeded  
Note the cross slope as well

# Contour lines show drop across site (north-south)



Fact checking: cross slope in 4-5 metre range

# City's own policies



Fact checking: is this 8 or 9 levels?

What is the intent of the 8-storey limit?



# Dwelling units per Acre

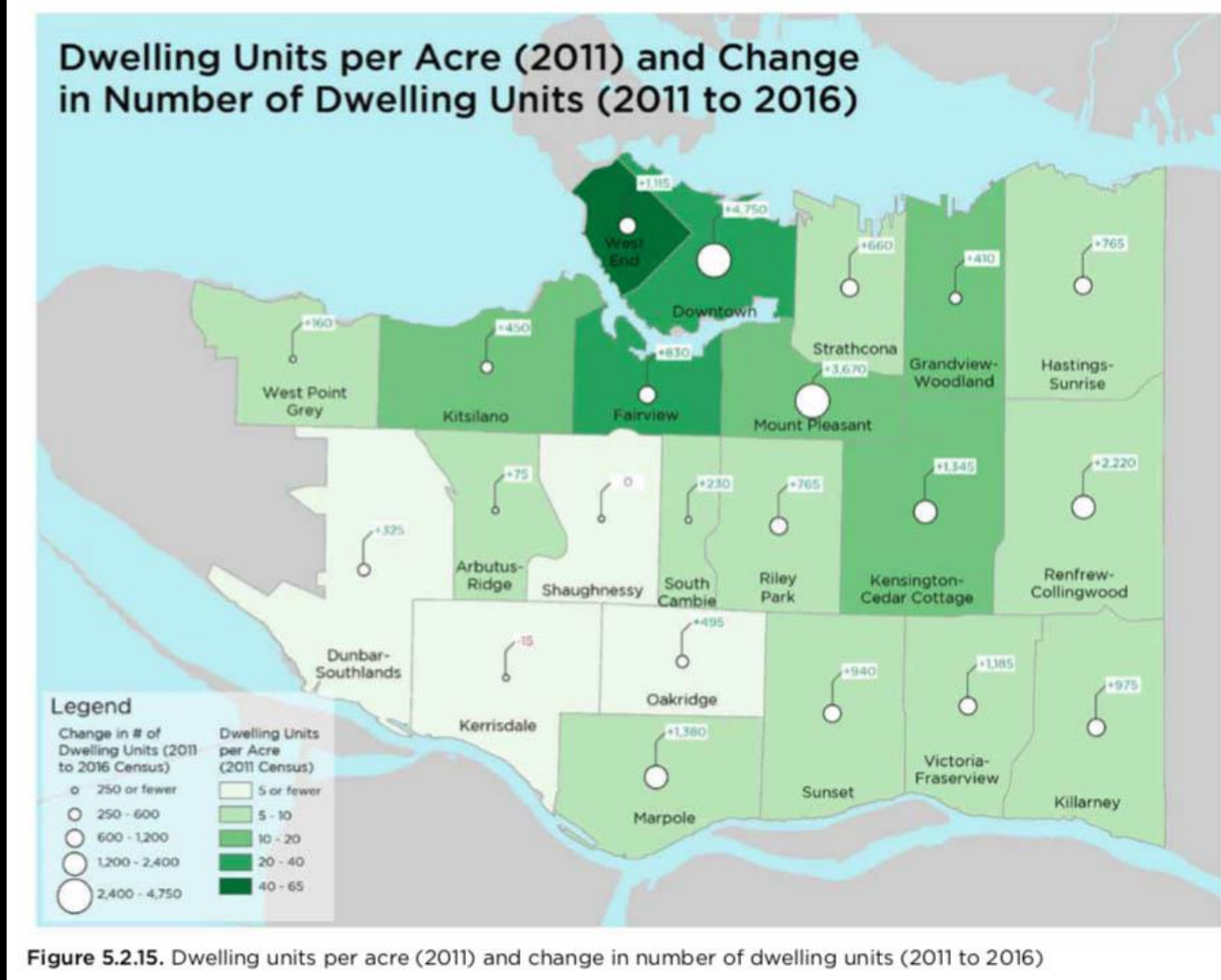


Figure 5.2.15. Dwelling units per acre (2011) and change in number of dwelling units (2011 to 2016)

Dwelling units per acre map (and please note some neighbourhoods have significant tracks of industrial land)

# Population (CoV projection), Housing Vancouver Strategy figures and reality

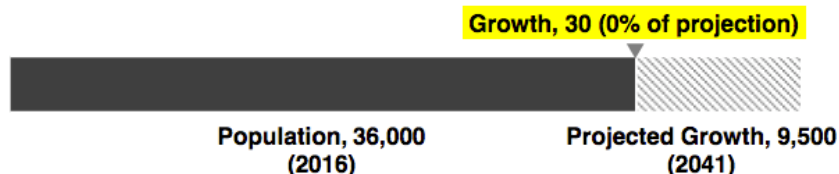
https://council.vancouver.ca/20210209/documents/rr3.pdf

**APPENDIX F**  
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## **PUBLIC BENEFITS IMPLEMENTATION TRACKING** **GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)** Updated Q2 2020

### **POPULATION GROWTH**

Grandview-Woodland has grown by approximately 30 people since the 2016 census.

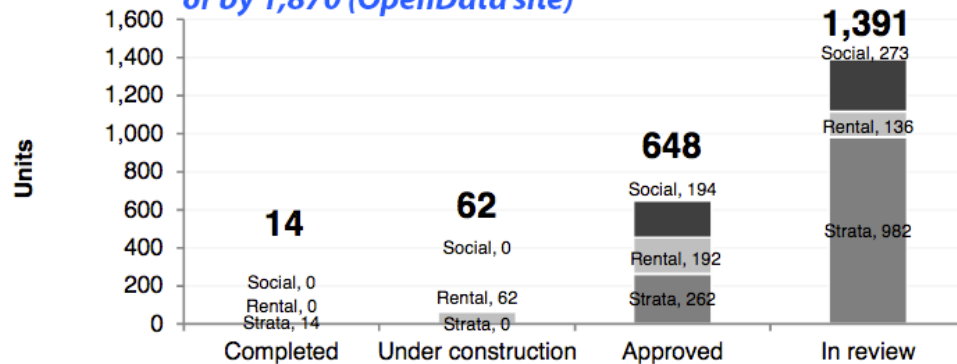


*Note: GWCP started with 2011 Census figures (moving goalposts)*  
*Grandview-Woodland proper grew at a 6.4% rate 2011 to 2016 or by 1,870 (OpenData site)*

### **DEVELOPMENT ACTIVITY (UNITS)<sup>a</sup>**

Recent rezoning approvals:

- 2025 E. 12th Ave and 2776 Semlin Dr. (104 social)
- 1535-1557 Grant St. (35 secured market rental)
- 815-825 Commercial Dr & 1680 Adanac St. (38 secured market rental)
- 1636 Clark Dr. and 1321-1395 E 1<sup>st</sup> Ave. (90 social)



Claim: that the population grew by 30 people since the 2016 census.

GWCP started with 2011 Census, 1,870 growth to 2016 (at a 6.4% rate).

72,000 new units over 10 years claim in Policy Report (still used, data not released)

## Victoria Drive: 27 rental units



A single building at Victoria and Ferndale was completed a few years ago, added 27 rental units that were not in the 2016 Census (this building was under construction on Census Day May 10, 2016)

Over 30 new residents in this building alone. There's rental added at 1<sup>st</sup> and Victoria



# Victoria Drive



Recently completed projects and infill on Victoria (1,870 new residents over last census cycle)



# Battleground: Grandview



A real trace document, available in bookstores.

This 288 page book is a detailed “trace document” about the planning process in Grandview-Woodland.