



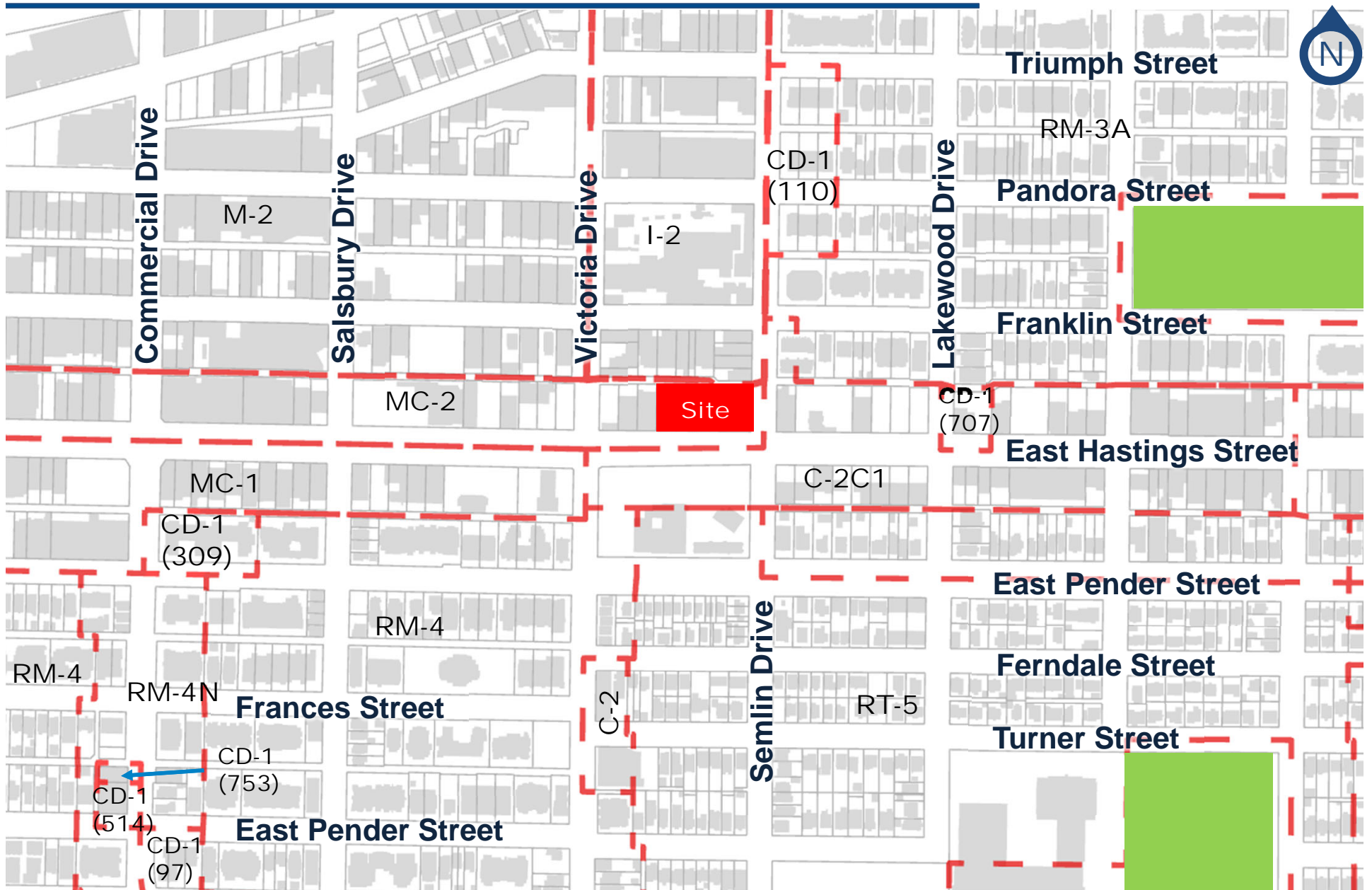
**CD-1 Rezoning: 1943-1999 E Hastings Street**  
Public Hearing – March 9, 2021



# Existing Site and Context

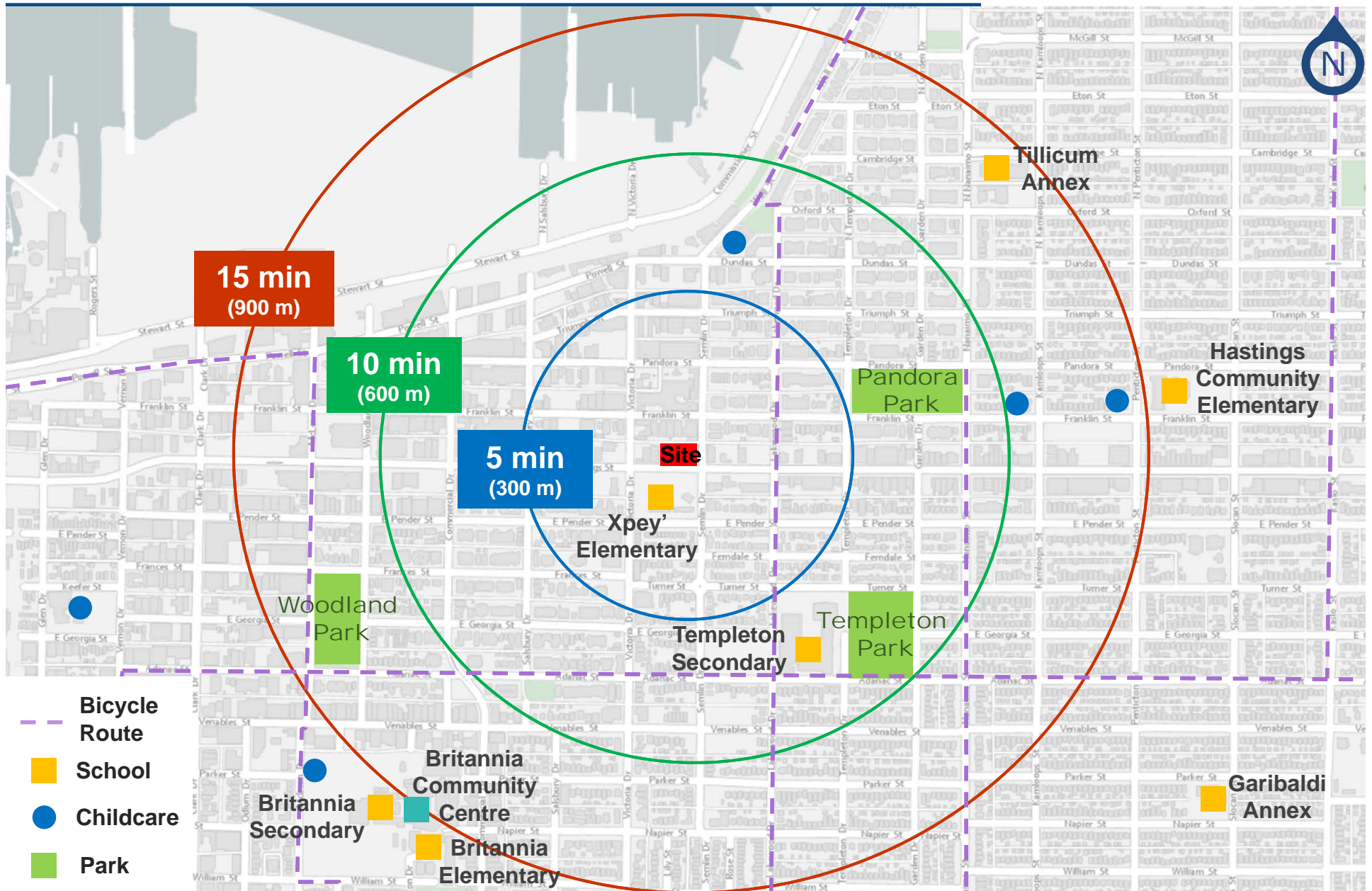


# Site and Surrounding Zoning

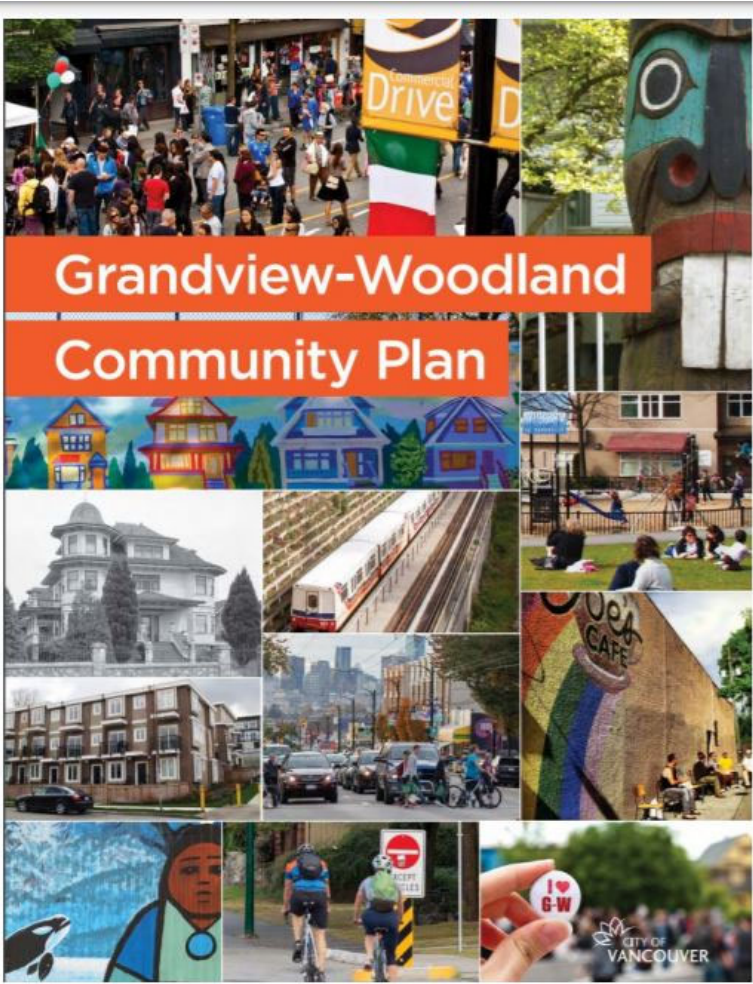




# Local Services and Amenities



# Enabling Policies



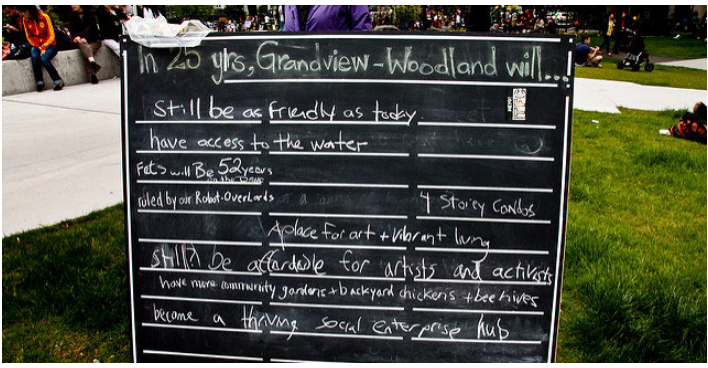


# Community Engagement



## 4-YEAR PUBLIC PROCESS

- Community Storytelling & Launch
- Assets, Issues, Opportunities Mapping
- Community Questionnaires
- On-street Intercepts
- Child & Youth-focused Activities
- Planning Principles – Dialogue Sessions



# Policy Context

## 6.2.2: Hastings Slopes



- Height: up to 8 storeys
- Density: up to 4.0 FSR
- Mixed-use (commercial and residential)
- Minimum 5.5 m (18 ft.) wide sidewalk
- Additional 2.1 m (7 ft.) for public plazas (“urban rooms”)



# Proposal

- Received July 5, 2019
- 8 storeys
- 31.5 m (103 ft.) height
- 4.0 FSR
- Ground-floor commercial-retail space
- 131 strata residential units above
- 40% family units
- 2 live-work units
- 116,628 sq. ft. total floor area
- Corner plaza “urban room”
- 3 levels of parking



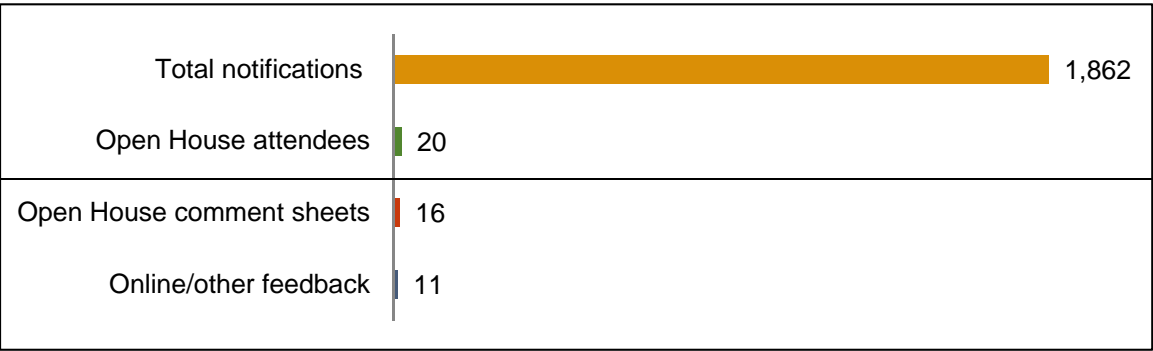


# Public Consultation

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**Pre-application  
Open House  
May 27, 2019  
~17 attendees**

**City-hosted  
Open House  
October 17, 2019  
~20 attendees**



## Support

- Height, density, building design
- Retail and services
- Urban room/Public plaza

## Concerns

- Affordable housing
- Height and density
- Shadowing

# Public Benefits

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	Amount
<b>Community Amenity Contribution</b>	\$1,579,000
<b>Development Cost Levies (DCLs)</b>	\$3,130,916
<b>Public Art</b>	\$230,923
<b>Total Value</b>	\$4,940,839



# Restart Smart Vancouver

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## Construction jobs and job space:

- 500 construction jobs



# Conclusion

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- Proposal complies with *Grandview-Woodland Community Plan*
- \$4.9 million in public benefits
- Staff support application subject to conditions outlined in Appendix B

