



POLICY ENQUIRY PROCESS DIRECTIONS REPORT

Addressing Social Housing and Secured Rental Housing Priorities in the Hastings East sub area between Clark Drive and Campbell Avenue

Policy Enquiry Process (PEP)



- A new review process that enables staff to consider and process applications for proposals that do not comply with adopted Council policy (endorsed by Council in July 2021)
- Intent: to advance applications that may offer opportunities and benefits warranting further consideration by Council that further Council priorities and goals

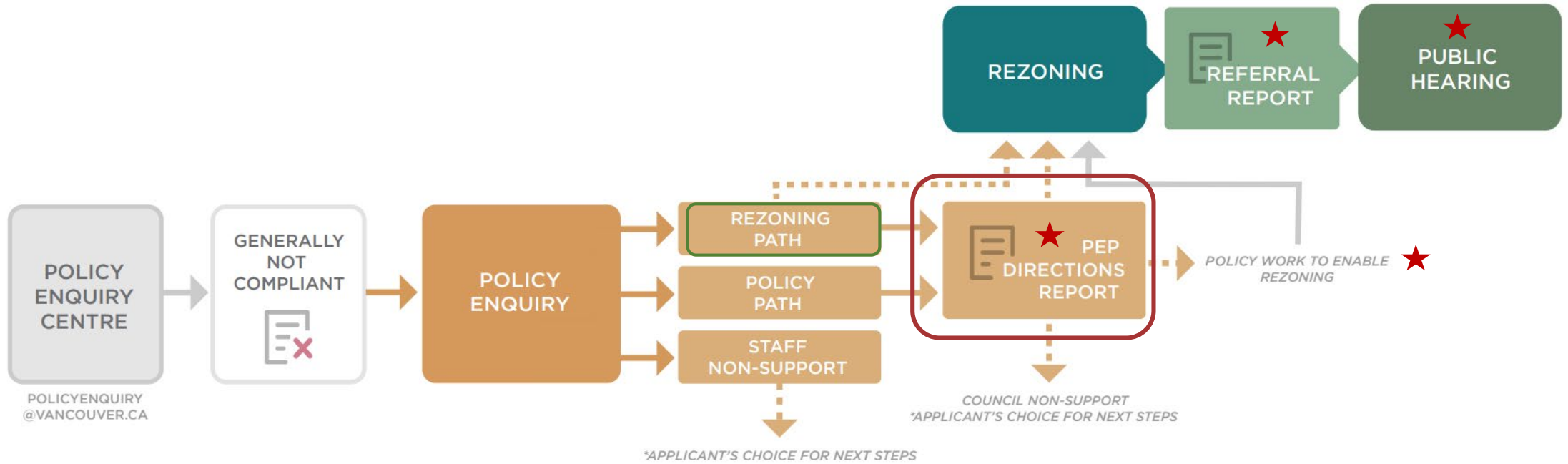
Baseline Criteria:

1. Reconciliation and Cultural Redress
2. Housing
3. Jobs / Economy
4. Other City-Serving Amenity

Review Criteria:

1. Housing
2. Jobs
3. Cultural, Social, and Other City-Serving Amenities
4. Energy and Greenhouse Gases
5. Neighbourhoods
6. Ecology
7. Municipal Infrastructure

Policy Enquiry Process (PEP)



★ Council Decision

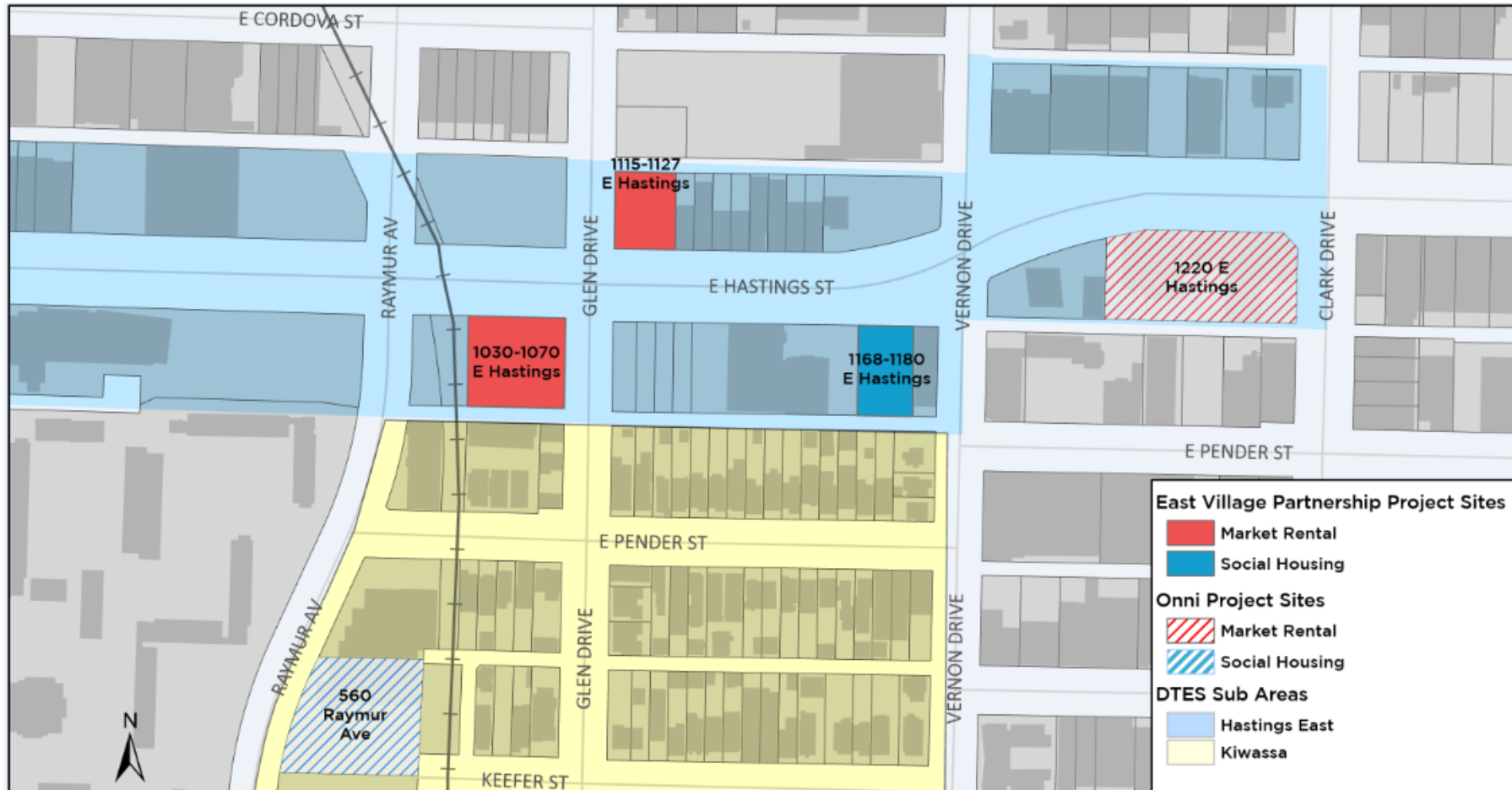
Site and Context



Background

Two Policy Enquiries:

- 1030-1070, 1115-1127, 1168-1180 E Hastings Street
- 1220 E Hastings Street and 560 Raymur Avenue



The Sites Today: East Hastings Street



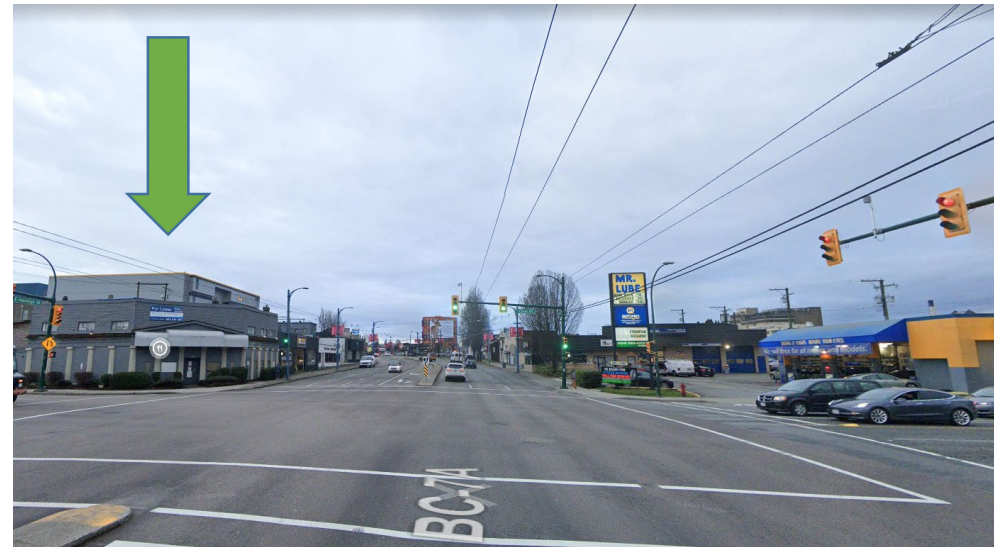
along Hastings (at Glen), looking west



along Hastings (at Glen), looking east



along Hastings (at Vernon), looking west



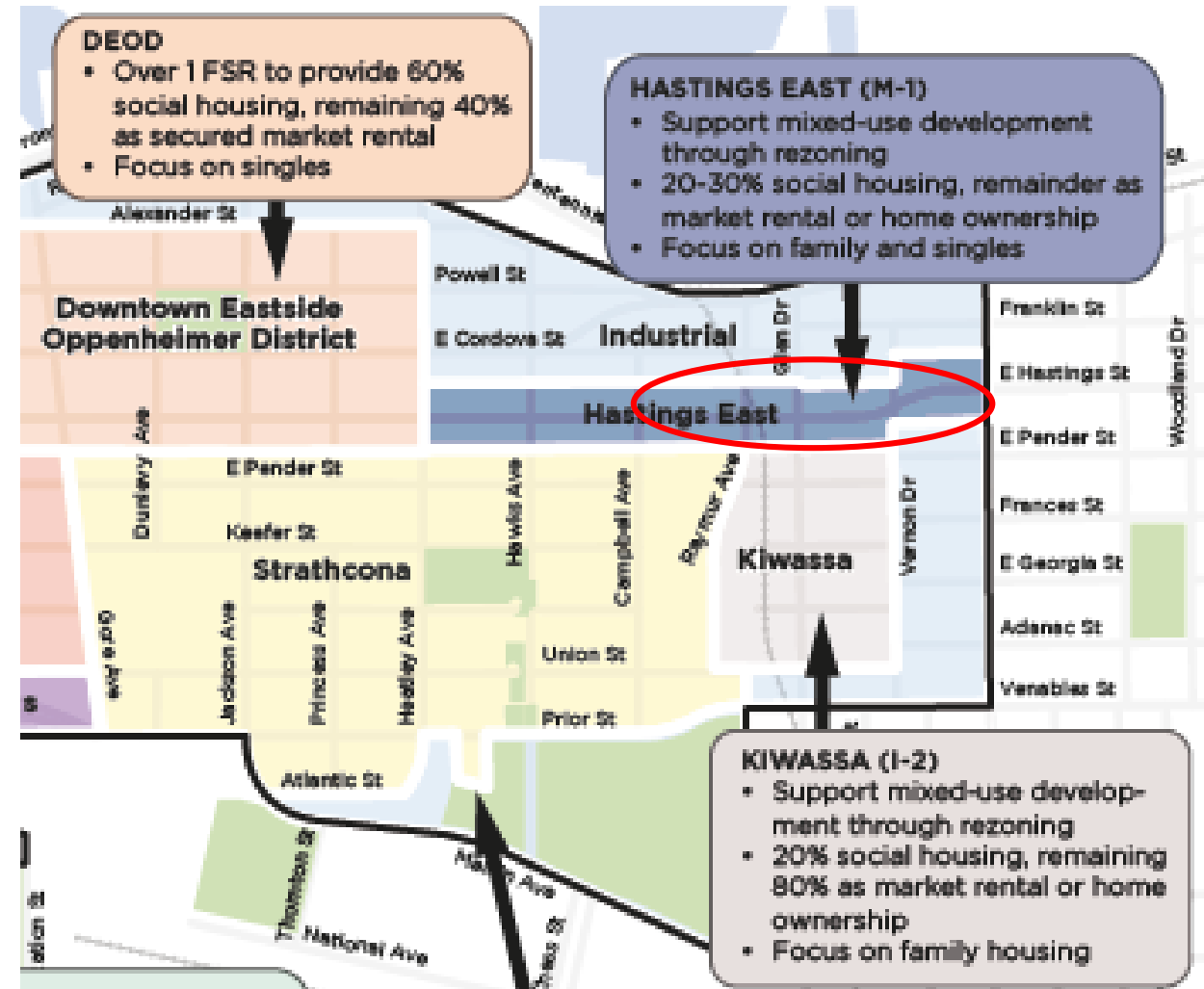
along Hastings (at Clark), looking west

Sites and Surrounding Zoning



Policy Context – *Downtown Eastside Plan*

- Hastings East between Clark Drive and Campbell Avenue:
 - include 20-30% social housing (remaining can be market housing)
 - Height: 45 to 120 feet
 - Density: 2.5 to 6.0 FSR
- Preliminary financial analysis shows that 80% strata with 20% social housing is not viable

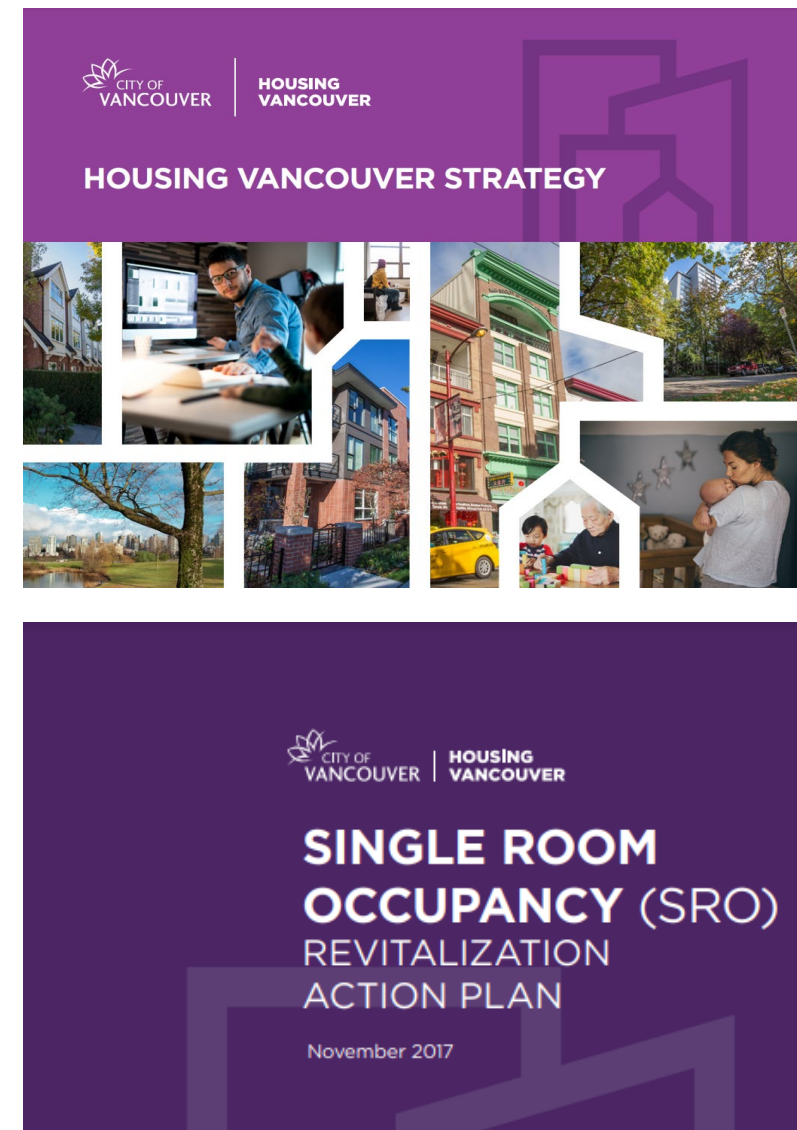


Policy Context – Housing Vancouver Strategy and SRO Revitalization Action Plan

- **SRO Revitalization Action Plan:** strategies to accelerate SRO replacement, while in the interim securing and improving the existing stock to meet the housing, healing and community needs of very low-income and marginalized residents.

Progress towards 10 year Housing Vancouver Targets as of March 31, 2022

Category	10-year Targets	Units Approved Towards Targets
Social Supportive and Co-Op Housing Units	12,000	7,129 (59%)
Purpose-Built Market Rental Housing Units	20,000	10,002 (50%)



Proposal Summary – Westbank Development Corp., BC Housing, Promerita



- New secured market rental housing with a minimum of 20% social housing

Building/ Site	Address	Residential Tenure	Ground Floor Use	Proposed density (FSR)	DTES Plan maximum density (FSR)	Proposed building height (ft.)	DTES Plan maximum height (ft.)
East 1	1030-1070 E Hastings St.	Secured rental housing	Commercial- Retail	12.0	6.0	249	120
East 2	1115-1127 E Hastings St.	Secured rental housing	Commercial- Retail	16.7	6.0	260	120
East 3	1168-1180 E. Hastings St.	Social housing (turn-key to BC Housing)	Social enterprise space	10.7	6.0	183	120

Proposal Summary – Onni Group

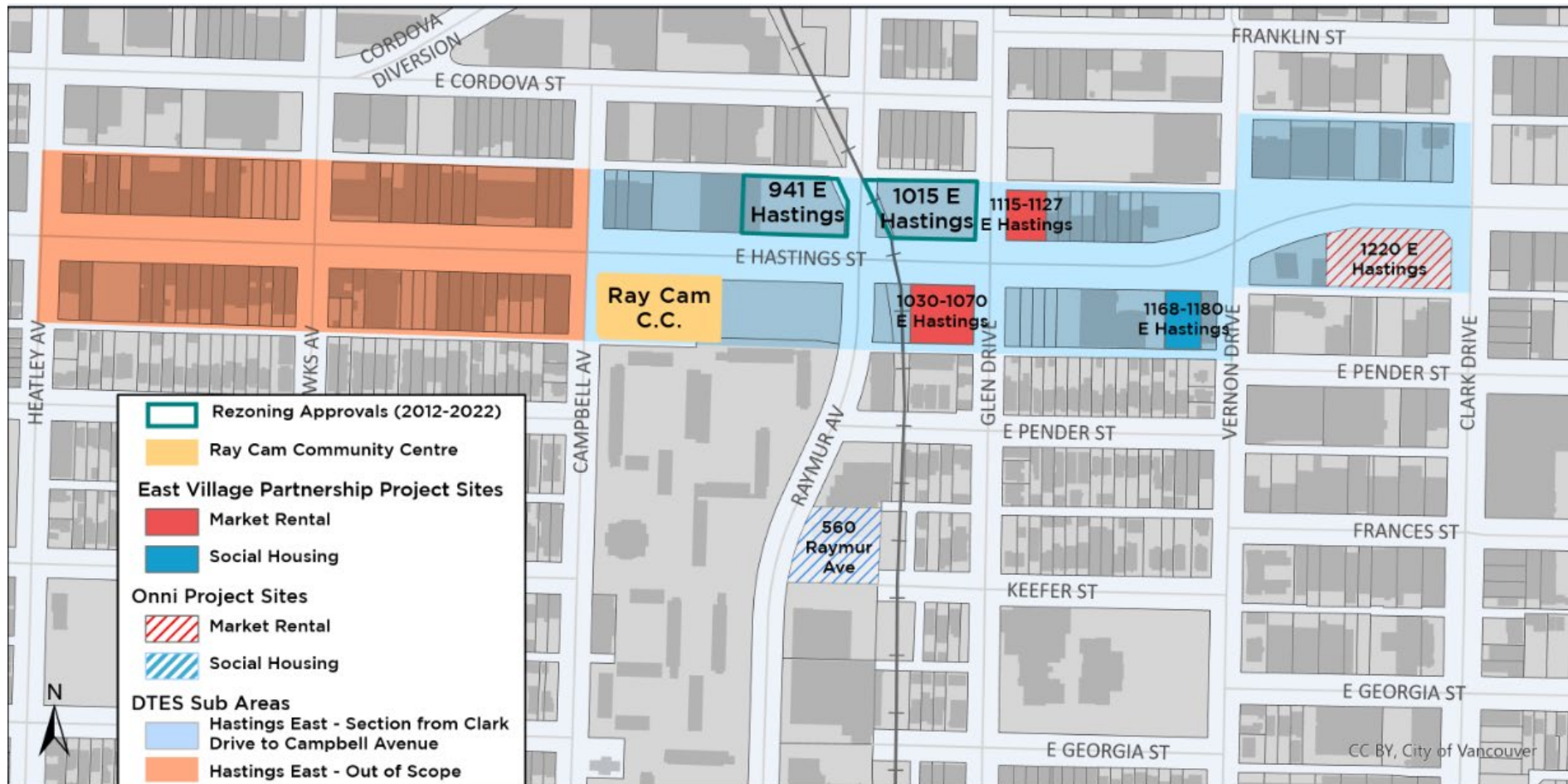


- New secured market rental housing with a minimum of 20% social housing
- Community Impact Real Estate Society (CIRES) lease agreement
- Voluntary Community Benefit Agreement (CBA)
- Agreement with the East Side Art Society

Building/ Site	Address	Residential Tenure	Ground Floor Use	Proposed density (FSR)	DTES Plan maximum density (FSR)	Proposed building height (ft.)	DTES Plan maximum height (ft.)
Hastings Site	1220 E Hastings St.	Secured rental housing	Commercial-Retail	8.56	6.0	210	120
Raymur Site	560 Raymur Ave.	Social housing (turn-key to City)	Light Industrial	3.0	3.0	70	70

Other Inclusionary Social Housing Sites and Raycam Community Centre

B. THAT Council direct staff to consider other future proposals in the Hastings East sub area between Clark Drive and Campbell Avenue as outlined in this report, through enhanced rezoning processes for increased height and density to enable the provision of more social housing and rental housing.



Criteria for Reviewing Inclusionary Sites



1. Housing Tenure and Affordability
2. SRA Replacement
3. Building Heights and Form
4. Shadow Impacts
5. Public Realm Improvements and Public Amenities
6. Financial Review
7. Other Site Specific Considerations

Recommendations and Next Steps

- A. THAT Council direct staff to consider future rezoning applications for the redevelopment of 1030-1070, 1115, 1127, 1168-1180 E Hastings Street, and 1220 E Hastings Street and 560 Raymur Avenue, allowing additional height and density in order to deliver new secured market rental housing, with a minimum of 20% social housing on these sites, as well as additional public benefits, as set out in the baseline criteria for the Policy Enquiry Process.

- B. THAT Council direct staff to consider other future proposals in the Hastings East sub area between Clark Drive and Campbell Avenue as outlined in this report, through enhanced rezoning processes for increased height and density to enable the provision of more social housing and rental housing.

Enhanced Rezoning:

- Purpose: to resolve outstanding policy gaps or issues, as well as site-specific issues, and arrive at a preferred project concept(s) to inform the rezoning application stage

End of Presentation

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