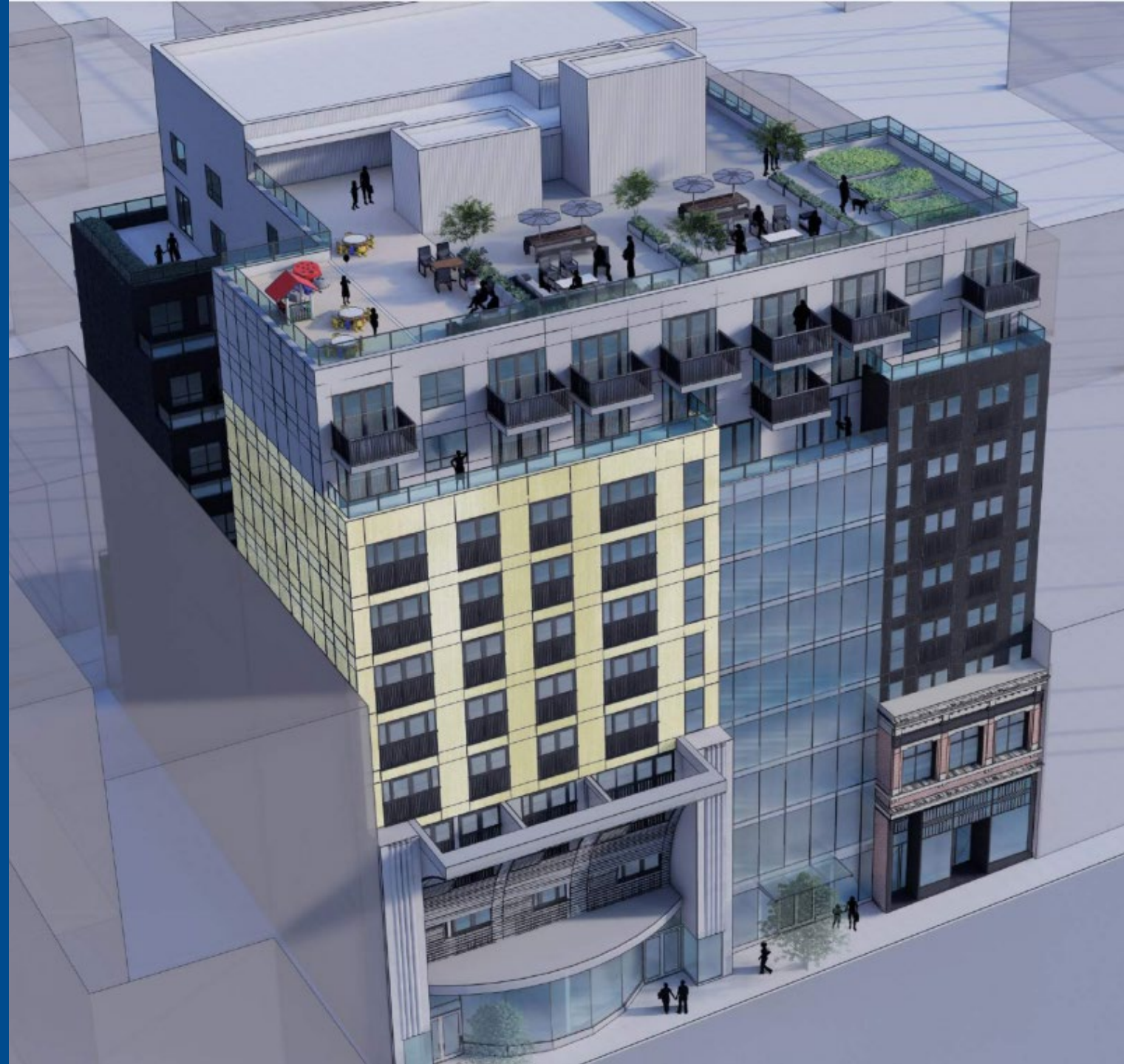


CD-1 Rezoning: 314-328 West Hastings Street

Public Hearing
June 29, 2023



Existing Site and Context



Context: Current Site

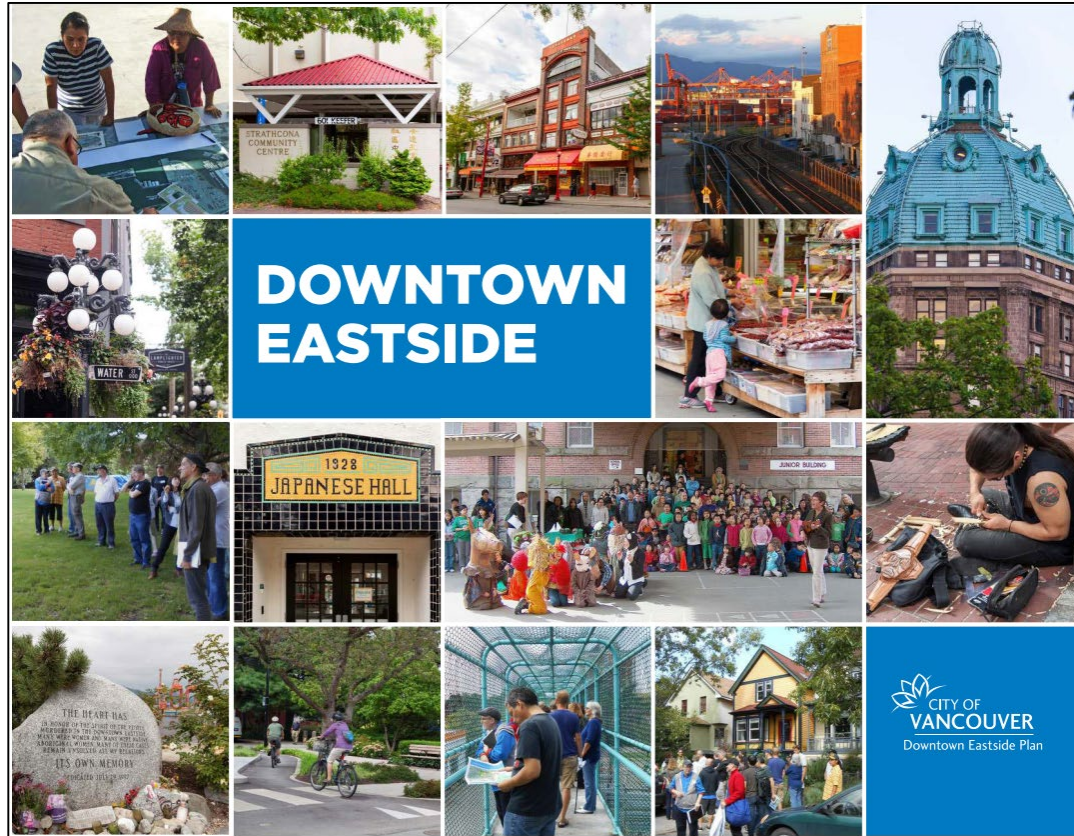


Hastings St

Local Amenities and Services



Enabling Policies



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

REZONING POLICY FOR THE DOWNTOWN EASTSIDE

Adopted by City Council on March 15, 2014

Amended November 15, 2017, July 10, 2018, December 18, 2018 and December 10, 2019

1 Application and Intent

The intent of this policy is to provide guidance on rezonings in the Downtown Eastside (DTES) planning area related to implementation of development directions and policies contained in the **Downtown Eastside Local Area Plan** (the DTES Plan – available online at the following location: <http://vancouver.ca/dtesplan>).

Specific policies on heights, densities, urban design, and housing requirements for potential developments that may result from this policy are described in Chapter 7 – Built Form and Chapter 9 - Housing of the DTES Plan.

In addition to the provisions that follow, development proposals under this policy shall adhere to the existing, applicable Council-approved plans, policies and guidelines for each site. Further, the provisions in this rezoning policy do not preclude additional requirements that will be determined during the enquiry or rezoning process.

This rezoning policy applies to the DTES Planning Area, as outlined in Map 1 on the following page.

- Site within Victory Square Sub-area of *Downtown Eastside Plan*
- Heights up to 105 ft. and 6.0 FSR for secured rental
- Increased density through rezoning

Proposal

- Submitted April 28, 2022
- 128 secured-market rental housing units
 - 28% family units
- At grade commercial
- Density of 8.56 FSR
- Total floor area of 9,918.9 sq. m (106,766 sq. ft.)
- Height of 32.46 m (106.5 ft.)
- 8 vehicle parking spaces and 279 bicycle parking spaces included
- Heritage façade retention



Proposal: Heritage



- Tip Top Tailors and J.B. Mathers Buildings facades retained and added to the Vancouver Heritage Register

Renting Compared to Ownership

	Market Rent in Newer Buildings on Eastside		Ownership Median-Priced Unit on Eastside		
	Average Rents	Average Household Income Served	Monthly Cost of Ownership	Income to Afford Monthly Ownership Costs	20% Down Payment
Studio	\$1,653	\$66,120	\$2,200	\$106,000	\$79,550
1-bed	\$1,925	\$77,000	\$2,885	\$115,400	\$108,000
2-bed	\$2,619	\$104,760	\$3,809	\$152,360	\$141,300
3-bed	\$3,212	\$128,480	\$5,565	\$222,600	\$213,000

Public Consultation

**Postcards Mailed
June 9, 2022**

**City-hosted
Virtual Open House
June 13 to July 3, 2022**

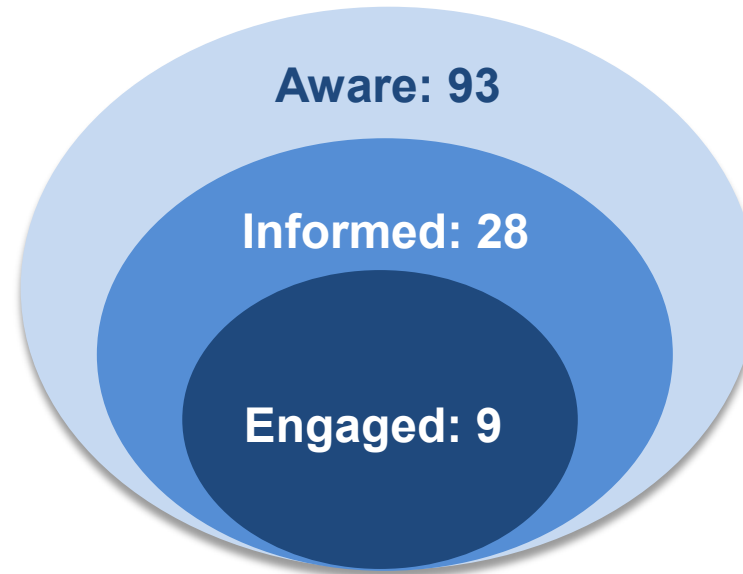
Postcards distributed	3,845
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Questions	3
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Comment forms	11
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Other input	0
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Total	14
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Comments of support

- Height, massing, density, and context
- Parking

Comments of concern

- Gentrification

Public Benefits

- Development Cost Levies (DCLs) of \$3,344,028 (applicant not pursuing the waiver)
- Public art contribution of \$211,397
- No Community Amenity Contribution (CAC) due

*Additional benefits include 128 units of secured market rental housing

Conclusion

- Meets the intent of the *Downtown Eastside Plan*
- Provides 128 secured-market rental housing units
- Staff support the application subject to conditions in Appendix B

