
**Refers to Referral Report Item #3
Public Hearing of February 24, 2026**

MEMORANDUM

March 9, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Lon LaClaire, General Manager of Engineering Services
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1129 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings Street – Parking Provision

RTS #: 18400

At the Public Hearing on February 24, 2026, Council heard the staff presentation, applicant comments, asked questions to staff and the applicant, heard from public speakers, and closed the speakers list and receipt of public comments for the above-noted Item. Subsequently, Council referred closing comments, further questions to staff, debate and decision to the Council meeting on March 10, 2026, as Unfinished Business. At the Public Hearing, concerns were raised regarding the amount of parking provided within the proposed developments. This memo provides additional context and information relating to parking of the proposed development and the Parking By-law.

The site is well-sited in proximity to transit (R5, #14, #16, #20 routes), cycling infrastructure (Glen Drive, Raymur Avenue, Frances Street, etc.) to encourage reduced vehicle trip demand

and is required to meet the minimum requirements of the Parking By-Law (includes visitor parking, accessible parking, loading, bicycle spaces). Parking, loading, bicycle and passenger loading spaces are **finalized at the time of development permit**. City also has existing tools to manage on-street parking demand needs such as time-limited free parking, pay parking and permit parking. Policy background has been provided in the Appendix of this memo, outlining the policy in place to facilitate the shift to eliminate parking minimums.

Staff acknowledge that the proposed amount of vehicular parking for this proposal is less than what staff would typically see for other rental developments proposed on the east side of the City. In light of Council's concerns, staff have explored developing options for Council's consideration relating to the market rental proposals at East 1 (1030-1070 E Hastings St) and East 2 (1115-1129 E Hastings St & 360 Glen Dr). Staff are not currently recommending imposing further conditions on the social housing tower at East 3 (1168-1182 E Hastings St), which can be further refined at the development permit stage.

Staff will be prepared to speak to these matters at Council on March 10, 2026. Should you have any questions, please don't hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'J White', written in a cursive style.

Josh White
General Manager, Planning, Urban Design and Sustainability
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Appendix

Policy Background

In the past, minimum off-street parking requirements in the Parking By-law were in place to ensure that all the vehicles associated with each building can park on that property and do not rely on street parking.

Over time, Council has directed the shift to eliminate parking minimum requirements for all land uses to align with City priorities for the following areas:

2018	Downtown, West End (non-residential uses)
2023	Multiplexes (R1-1 residential), entire Downtown, Broadway Plan area
2024	Citywide

Those City priorities also relate to Council decisions on the following that support positive outcomes to process simplification/de-regulation (gain efficiencies), housing (viability/affordability), transportation (sustainable modes) and climate (embodied carbon reductions):

2018	Transportation 2040 Actions
2020	Climate Emergency Action Plan
2023	3-3-3-1 Permit Approval Framework , Adding Missing Middle Housing and Simplifying Regulations