CITY OF VANCOUVER

Welcome

Rezoning Application
1030-1070, 1115-1127 and 1168-1180 E Hastings Street

The City of Vancouver has received an application to rezone the subject sites from M-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of:



1030-1070 E Hastings

A 38-storey mixed-use building and includes:

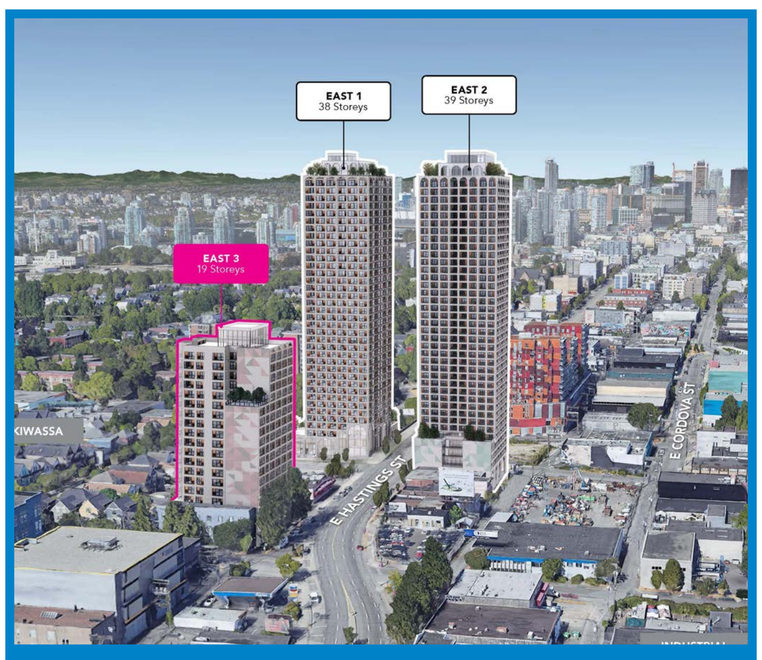
- 382 rental residential units;
- Commercial space on the ground floor;
- A floor space ratio (FSR) of 16.1; and
- A building height of 105.5 m (364 ft.) with additional height for rooftop amenity space.



1115-1127 E Hastings

A 39-storey mixed-use building and includes:

- 385 rental residential units;
- Commercial space on the ground floor;
- A floor space ratio (FSR) of 23.3; and
- A building height of 110.7 m (363 ft.) with additional height for rooftop amenity space.



1168-1180 E Hastings

A 19-storey building and includes:

- 157 social housing units;
- A floor space ratio (FSR) of 10.4; and
- A building height of 54.3 m (178 ft.) with additional height for rooftop amenity space.

This application is being considered under the Downtown Eastside Plan. The application requests consideration of height and density in excess of the existing policy.

Applicant contact:

Mahbod Biazi

mahbod@westbankcorp.com

Rezoning Planner:

Nicholas Danford

nicholas.danford@vancouver.ca

Land Acknowledgement

ten years city of reconciliation Vancouver

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Peoples.

Event Code of Conduct



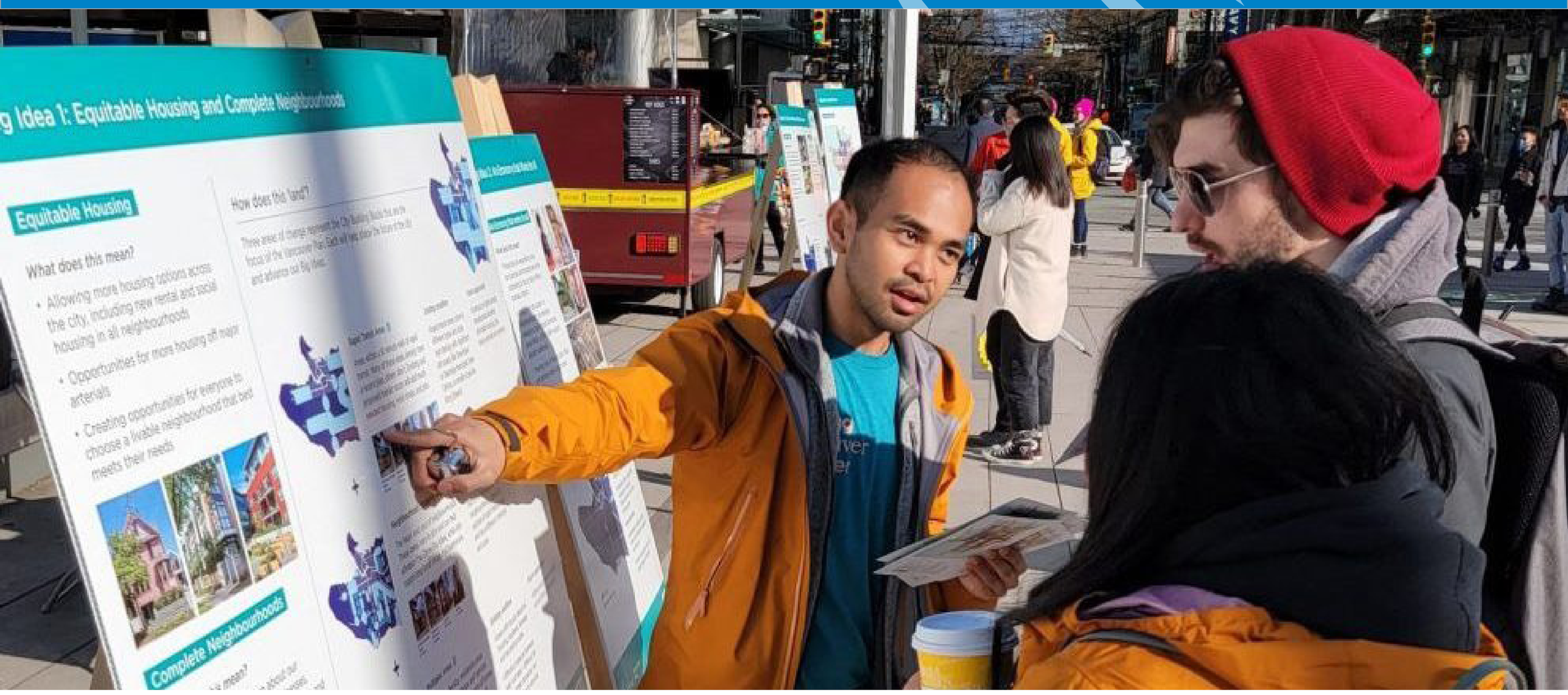
Creating a welcoming environment

Success today means **hearing from everyone** in a safe manner.

- Show respect. **Every participant brings information, points of view and ideas to contribute.**
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability, which is responsible for its conduct.

Why We Are Here



We want to hear from you

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.

Fill out a written comment sheet

Submit online feedback at **shapeyourcity.ca**



1030-1070 E Hastings



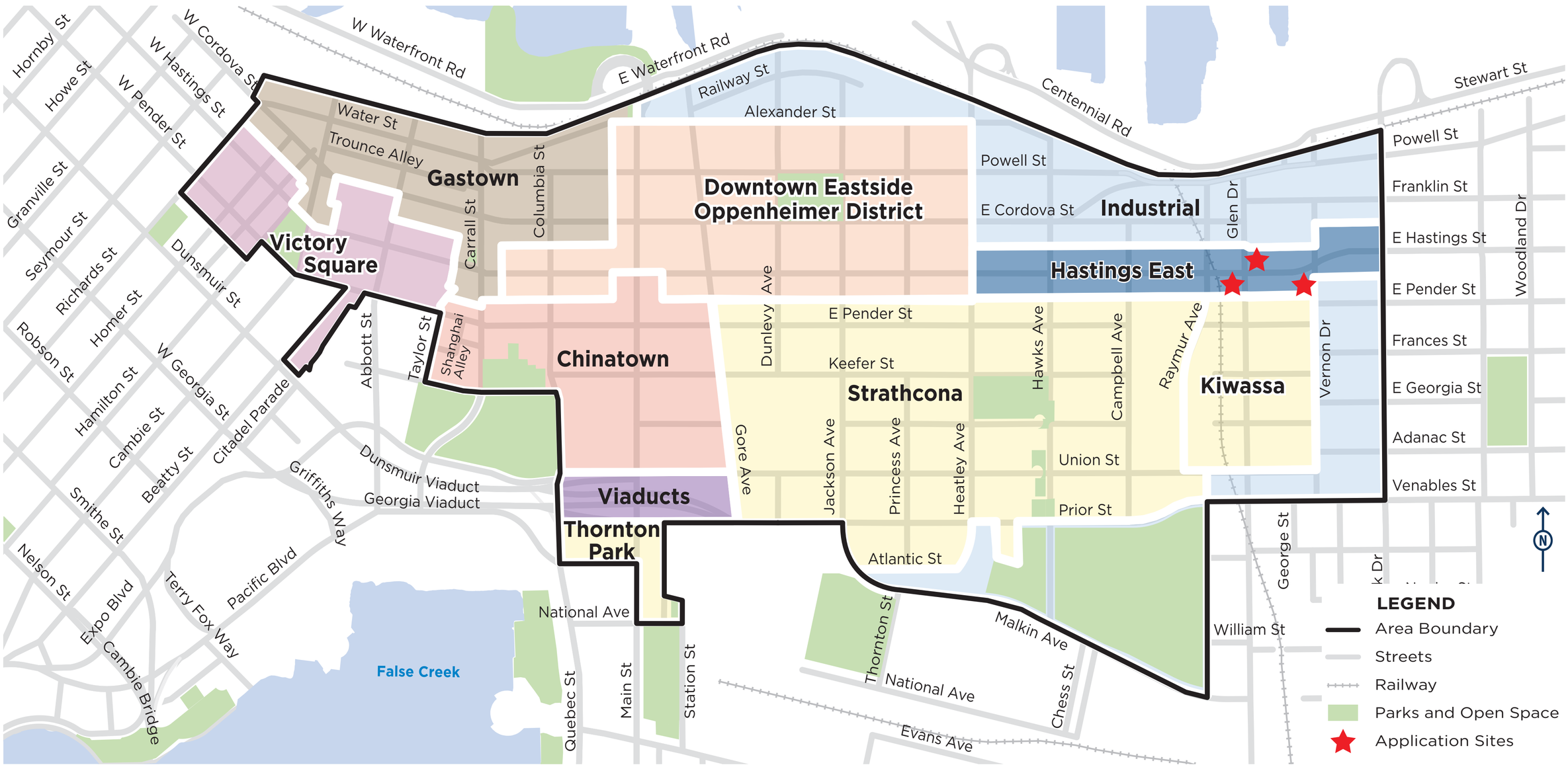
1115-1127 E Hastings



1168-1180 E Hastings

Planning Policy

Downtown Eastside Plan



Overview

The Downtown Eastside (DTES) Local Area Plan provides a vision, policies, and strategies that aim to achieve a healthy neighbourhood for all. It was developed over a two-year period by the City of Vancouver and a committee of representatives from a number of community groups, low and middle income residents, Indigenous groups as well as as business, non-profit housing and social service organizations. The DTES Plan and related Rezoning Policy were approved by Council on March 15, 2014.

The DTES Plan sets out seven Key Principles, which strive to ensure the uniqueness of the Downtown Eastside is recognized, maintained and revitalized. The seven key principles are:

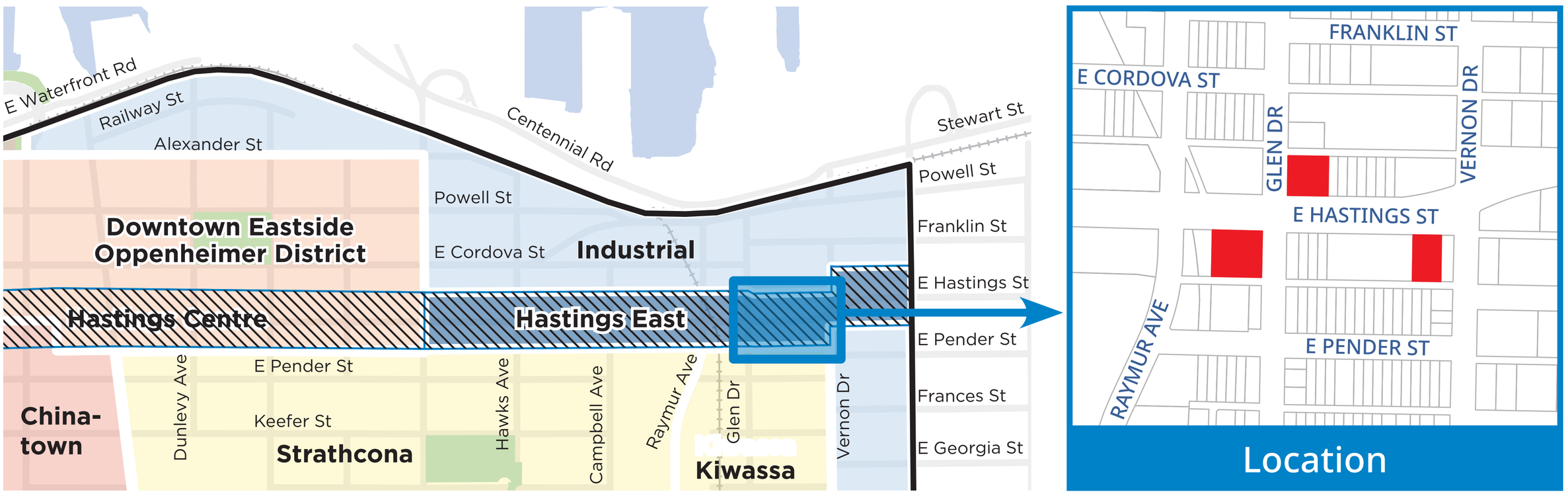
1. Neighbourhood Development
2. Housing
3. Local Economy
4. Health and Well-Being
5. Art, Culture, and heritage
6. Transportation
7. Parks and Public Open Spaces

The DTES Plan identifies policy areas. The subject properties are located within the Hastings Corridor.

Planning Policy

Hastings East - Sub-Area

Hastings Street is the principal street of the Downtown East Side (DTES), crossing most neighbourhoods and serving as a significant regional transportation route. An objective of the plan is to make Hastings Street a “great street”, with focused efforts on building vibrant hubs along different sections to meet the needs of the communities through which it passes. The most significant change to Hastings Street in the plan is establishing a new mixed-use neighbourhood in Hastings – East, from Heatley Avenue to Clark Drive, currently zoned for industrial use (M-1). This area is currently designated as “let-go” in the Industrial Lands Policies and has been an area of that could be considered for residential development.



Key Policies

- **Housing:** Support development of a mixed-use neighbourhood in Hastings East through rezoning, including residential with 20 to 30 per cent social housing and the balance as market rental or strata housing.
- **Building Heights:** Consider development within a height range of 45 – 150 feet, depending on site size, location, neighbourhood and urban design considerations.
- **Density:** Consider densities in the range of 2.5 – 7.0 FSR, depending on site size, location, neighbourhood, and urban design considerations and provision of 20 - 30 per cent social housing through rezoning.



The Rezoning Process

Planning comes first

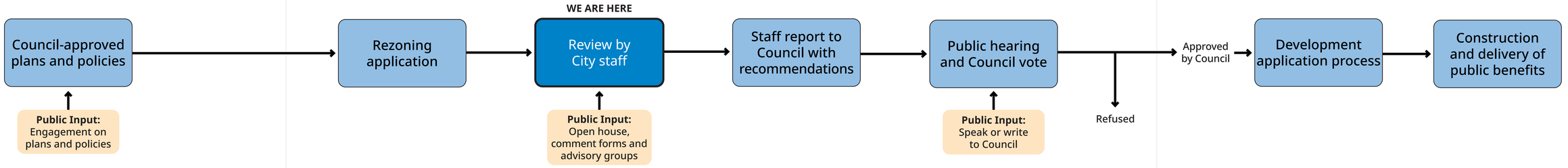
The City consults with the public to develop community plans and policies.

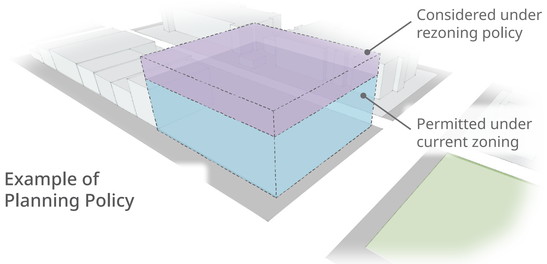
Application Review Process

Staff from various departments review each rezoning application. Feedback from the public is an important part of this review.

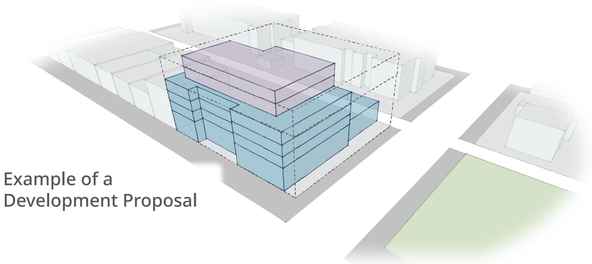
Implementation

If Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.





Example of Planning Policy



Example of a Development Proposal



Example of a Future Neighbourhood

What guides development?

Community plans and policies are developed by City staff with public input, and are adopted by Council.

They lay out the long-term vision of the community and direct future growth and associated amenities.

What is a rezoning application?

Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning.

A rezoning will provide regulations including permitted uses, height and density for a property. If a rezoning is approved, more detailed design will take place in subsequent permit stages.

How is my feedback used?

Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. Applicants may be required to re-submit their proposal based on the feedback.

Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

What are the benefits to the community?

Development, including rezoning, can support community benefits, including parks, community facilities, social housing, street upgrades and more.



Share Your Thoughts



What do you think?

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.

Fill out a written comment sheet

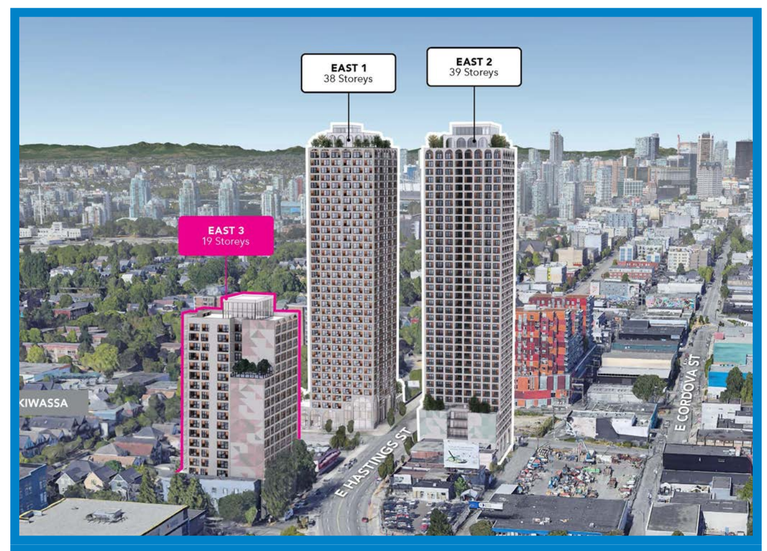
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Thank you for coming!