Rezoning Application: 835-837 East Hastings Street

The City of Vancouver has received a rezoning application to rezone 835-837 East Hastings Street from M-1 (Industrial) District to CD-1 (Comprehensive Development) District. The proposal is for a 6-storey mixed-use development. This rezoning application is being considered under the Downtown Eastside Plan (2014) and Rezoning Policy for the Downtown Eastside (2014).

The proposal includes:

- a building height of 21.2 m (69.5 ft);
- a floor space ratio (FSR) of 4.33;
- a gross floor area of 2,696.60 sq. m (29,026 sq. ft.);
- 203.74 sq. m (2,193 sq. ft.) of commercial retail space on the ground floor;
- 7.43 sq. m (80 sq. ft.) of office space for Lee’s Benevolent Society; and
- 39 seniors social housing units at 2,485.44 sq. m (26,753 sq. ft.).

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vancouver.ca/rezoning
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.
We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff’s recommendations to Council as part of the review process for this rezoning.

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 vancouver.ca/rezapps
The DTES is a vibrant and unique neighbourhood and is the historic heart of our city. Made up of a collection of neighbourhoods with diverse characteristics, the DTES has one of the highest housing need of any community in Vancouver due to the high numbers of homeless, low-income singles living in Single Room Occupancy (SRO) units and families paying more for rent than they can afford in the private market sector.

The DTES Plan (2014) sets out a 30-year vision to achieve housing diversity and social sustainability through:

- Encouraging new development with a wide range of housing types, including social housing, secure market rental housing, and affordable home ownership;
- The provision of affordable housing choices in the DTES and across the City that is available for low-income people, including the homeless and the working poor, children, families and seniors;
- Improving conditions of existing low-income housing in the DTES.

From the left: the Smith-Yuen Apartments (E Hastings Street) is purpose-built social housing for seniors, an example of rowhousing in Strathcona (Jackson Avenue), the Rainier Hotel (Carrall Street) is an SRO hotel purchased and renovated by BC Housing.

Hastings Street

Hastings Street is the principal street of the Downtown Eastside (DTES), crossing most neighbourhoods and serving as a significant regional transportation route. The Downtown Eastside Plan anticipates height and density from Heatley Ave to Campbell Drive, and calls for a mix of housing types that will leverage new social housing and create a local-serving retail and service area.
Planning Policy

Rezoning Policy for the DTES

The most significant change to Hastings Street is to establish a new mixed-use neighbourhood in Hastings East, from Heatley Avenue to Clark Drive (Hastings East - Rezoning Policy Area C). The Rezoning Policy for the Downtown Eastside supports mixed-use development through rezoning and ensures 20-30% is social housing. The remainder can be market rental or home ownership with a focus on housing for families and single residents. The rezoning application for 835-837 East Hastings is 100% social housing for seniors.

Hastings East - Rezoning Policy Area C

Key Place-Making for Hastings East

Create new places - Introduce a locally-serving shopping street, and related public realm improvements and open space, through new development opportunities.

Accelerate vibrancy - Focus new investment in local services, gathering places and related public amenity as development occurs.

Emphasize distinctive identity - Observe, recognize and respect the unique urban realm adjacencies towards a shared, distinct shopping street identity.

Preserve public views from MacLean Park - The height and form of new development along East Hastings between Heatley and Campbell Avenue shall respect public views to the north shore.

Height & Density for Heatley Ave to Campbell Ave

Proposals for each site will be considered depending on site size, location, individual neighbourhood and urban design considerations.

Heatley to Campbell Avenues are allowed up to 45-75 feet in height. Height is to be taken into account for the protection of views from the MacLean Park area.

Recommended density ranges are from 2.5–4.5 FSR.
Thank you for coming!

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

Submit online feedback at vancouver.ca/rezapps

Thank you for coming!
The Rezoning Process

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. These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

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. An application must conform to the rezoning policy for an area and other applicable City policies. A rezoning does not mean there are no restrictions on what can be built.

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.

Implementation
After 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.

[Diagram of the rezoning process]