

From: **"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>**
To: **"Direct to Mayor and Council - DL"**
Date: 5/10/2023 8:43:42 AM
Subject: DTES Hastings East Sub Area Project Summary
Attachments: Memo to Mayor and Council -DTES Hastings East Sub Area Project Summary.pdf

Dear Mayor and Council,

This memo provides information in response to questions from Council regarding development enquiries and proposals in the Hastings East sub-area of the Downtown Eastside Plan.

- The memo provides an overview of the DTES Plan policy and history.
- In June 2022, Council directed staff to consider rezoning proposals for 100% secured market rental with inclusionary social housing that significantly exceed the current maximum height and density provisions in the Downtown Eastside Plan. The detailed Directions Report can be found [here](#).
- The memo includes a status update on the policy work underway in the Hastings East Sub-area, as directed in the above noted report
- The memo also includes a summary and status update on the seven (7) development proposals currently being considered as part of the enhanced rezoning process, which was enabled through the above noted report.
- In Spring 2023, Staff will be preparing a memo and Council briefing on the status of the DTES Plan, including updates on the Plan implementation, together with some policy options and implications to address strategic needs and priorities of the community for Council's consideration.

If Council has any questions, please do not hesitate to contact Theresa O'Donnell at your convenience.

Best,
Paul

Paul Mochrie (he/him)
City Manager
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

MEMORANDUM

May 5, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
Dan Garrison, Director Housing Policy and Regulation
Yardley McNeill, Director Rezoning Centre
Neil Hrushowy, Director Community Planning

FROM: Theresa O'Donnell,
General Manager, Planning, Urban Design and Sustainability

SUBJECT: DTES Plan: Hastings East Sub Area Redevelopment Sites Summary

RTS #: N/A

This memo provides information in response to questions from Council regarding development enquiries in the Hastings East sub-area of the Downtown Eastside Plan.

Policy Background:

The [Downtown Eastside \(DTES\) Plan](#) (2014), provides a vision, policies, and strategies for the DTES that focuses on ways to improve the lives of low-income residents and community members; the Plan prioritises actions and strategies related to social housing, community health and well-being, heritage conservation, and local economic development. The Plan has a primary public benefit direction to create new affordable housing, and replace existing Single Room Occupancy (SRO) rooms with self-contained affordable housing units. It is recognized that many redevelopment sites will require senior government partner contributions in order to develop and achieve diverse housing options and improve affordability.

The DTES Plan policy for the "Hastings East" sub area enables rezonings of up to 120 ft. and 6 FSR that include up to 80% of the units as market housing, and a minimum of 20% of the units as social housing. This area is within the Vancouver Plan Metro Core, which outline high-rise

height ranges between 12 and 25 storeys. Further Engineering review is required to understand potential network and utility impacts.

Preliminary economic analysis completed in 2021 has shown that inclusionary social housing under the maximum density set out in the Plan is not viable. Further evidence of this analysis is supported in that no inclusionary projects have proceeded in this area since the adoption of the DTES Plan. In June 2022, Council directed staff to consider rezoning proposals for 100% secured market rental with inclusionary social housing that significantly exceed the current maximum height and density provisions in the Downtown Eastside Plan. The detailed Directions Report can be found [here](#).

Staff Update:

Pursuant to Council's direction, Staff are currently working on policy amendments to the DTES Plan and Rezoning Policy for the East Hastings sub-area to enable consideration of proposals for increased height and density to deliver more rental and social housing. Initial public engagement was undertaken in February 2023. New urban design guidelines and a public realm strategy are also being developed to guide and inform these and future proposals in the area. Additional public engagement is planned for later this year.

As policy work is undertaken, urban design and development planning staff are working with applicants through an enhanced rezoning process to address outstanding policy considerations and project issues. The intent is to arrive at a common understanding between the applicant, staff, and the public on site specific development expectations that meet citywide standards and liveability objectives, as outlined in the above report. The outcome of the enhanced rezoning process will include preferred concept(s) forming the basis for a future rezoning application. Council will ultimately be able to make a decision on these proposals following the review of the rezoning applications, and future Public Hearing.

Proposals under consideration:

There are seven (7) proposals currently being considered as part of the enhanced rezoning process approved by Council in 2022. The details of each site proposal can be found in **Appendix A**, including a summary table (Table 1), a location map (Map 1) and detailed project summary.

Next Steps:

Staff will be preparing a memo and Council briefing on the status of the DTES Plan, including updates on the Plan implementation, together with some policy options and implications to address strategic needs and priorities of the community for Council's consideration. This memo and briefing will be provided to Council in late spring 2023.

If Council has any questions, please do not hesitate to contact me at your convenience.



Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

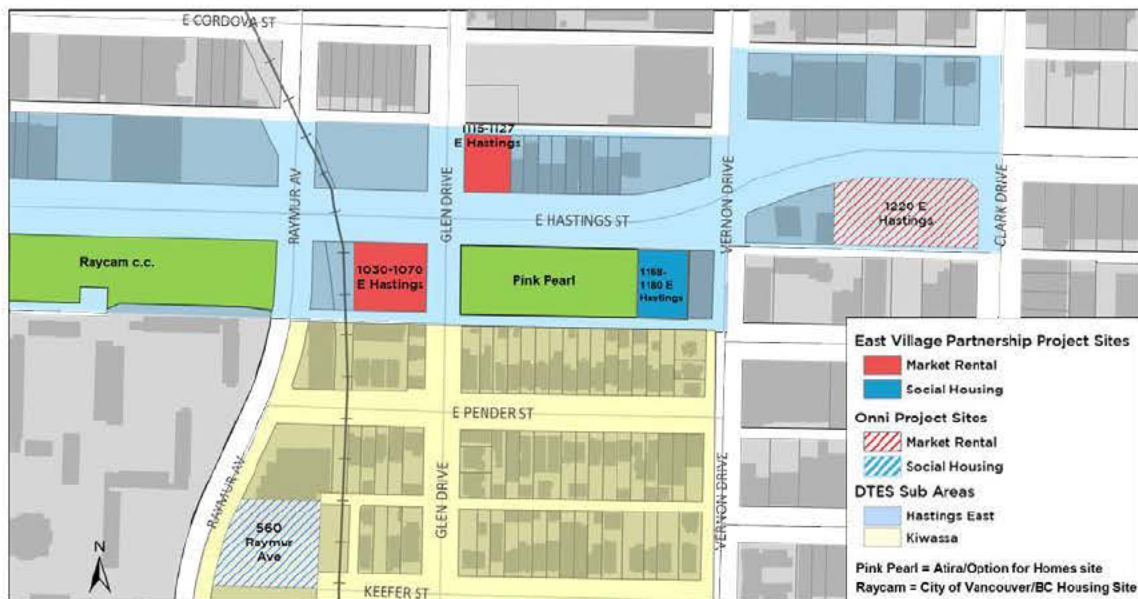
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APPENDIX A: Project Summaries

Table 1:

BUILDING/SITE	ADDRESS	TENURE	PROPOSED DENSITY/FSR	DTES PLAN MAXIMUM DENSITY	PROPOSED BUILDING HEIGHT (ft.)	DTES PLAN MAXIMUM HEIGHT (ft.)
Atira / Options for Homes Pink Pearl	1132 E. Hastings	"Affordable Home Ownership" / Social	6.5-8.9	6.0	160 ft.	120 ft
Onni "Twins": Hastings Site	1220 E. Hastings	Rental / Social	8.65	6.0	210 ft.	120 ft.
Onni "Twins": Raymur Site	560 Raymur	Rental / Social	3.0	3.0	70 ft.	70 ft.
Westbank / Promerita "Triplets": Tower 1	1030-1070 E. Hastings	Rental / Social	15	6.0	297 ft.	120 ft.
Westbank / Promerita "Triplets": Tower 2	1115-1127 E. Hastings	Rental / Social	21	6.0	329 ft.	120 ft.
Westbank / Promerita "Triplets": Tower 3	1168-1180 E. Hastings	Rental / Social	10.4	6.0	183 ft.	120 ft.
BC Housing / RayCam	920 E. Hastings	Rental / Social	TBD	6.0	TBD	120 ft.

Figure 1:



1132 E. Hastings Pink Pearl:

[Atira](#) and [Options for Homes](#) (a non-profit based in Ontario that delivers affordable home ownership projects) approached the City to seek early feedback on the redevelopment of the Pink Pearly site in the summer of 2022. At the initial meeting, the applicant team shared preliminary drawings and proposed heights of 160 ft., and density of 6.54 FSR, which exceeds the height (120 ft) and density (6 FSR) enabled under the Plan. The project included ~266 affordable home ownership units and ~70 social housing units. However, the affordability of the social housing units did not meet the requirements of the DTES Plan, as set out in the Zoning and Development By-Law. At a subsequent meeting in early April 2023, the proposed density increased to 8.9 FSR and the height remained at 160 ft. with a total of 500 units proposed, including a mix of affordable home ownership, secured market rental and social housing.

Staff advised the applicant team that the DTES Directions Report allowed consideration for extra height and density in this area, but it only enabled the additional height for projects that provided for 100% secured rental and social housing. The additional height and density was not contemplated for ownership housing and there is currently no Affordable Home Ownership policy to provide guidance (the AHO policy currently under development will be presented to Council before the summer break, but is largely focussed on the lower density areas of the City). The staff recommendation was to proceed with what the Plan allows (120 ft., 6 FSR strata and social housing model). No application has been submitted.

1220 E Hastings Street and 560 Raymur Avenue Onni 'Twins':

The proposal from Onni Group is to rezone 1220 East Hastings Street and 560 Raymur Avenue to permit the development of two secured 100% rental towers on top of a podium at 1220 East Hastings and one six storey mixed use social housing building at 560 Raymur Avenue. The social housing building at 560 Raymur would satisfy the social housing requirement from 1220 East Hastings.

The project proposes deviating from the DTES Plan maximum building height and density for the building at 1220 E Hastings Street with a height of 210 feet, and 8.56 FSR. The maximum height and density contemplated in the Plan for this site is 120 feet and 6 FSR. The current proposal, although it exceeds the plan maximum height and density, adheres to typical citywide urban design standards for tower forms. To date, Onni has not submitted a rezoning application enabled under the Directions Report. Staff expect to evaluate the proposal through the enhanced rezoning process for the Hastings East sub-area. An enhanced rezoning application has not been submitted.

1030-1070, 1115-1127, and 1168-1180 E Hastings Street Westbank/BC Housing 'Triplets'

The Policy Enquiry proposal from Westbank Development Corporation, BC Housing, and Promerita is to rezone 1030-1070, 1115-1127, and 1168-1180 E Hastings Street from M-1 and RT-3 to CD-1 to permit the development of three towers exceeding the height and density provisions set Triplets out in existing policy. The proposal is for the social housing building to be delivered turn-key to BC Housing, in advance of the secured market rental building.

The project proposes deviating from the DTES Plan maximum building heights and densities by proposing building heights between 183 feet (19 storeys) and 329 feet (35 storeys), and density from 10.4 FSR to 21.0 FSR. The maximum height and density contemplated in the Plan for

these three sites is 120 feet and 6.0 FSR. An enhanced rezoning application has been submitted.

920 E. Hastings RayCam:

RayCam Renew is a BC Housing led project in partnership with the City, Park Board and RayCam. The site is owned by BC Housing and the redevelopment is to include the renewal and expansion of the Community Centre and childcare spaces, as well as the provision of new affordable housing above the centre. The applicant team is currently consulting the community and stakeholders on the programming for the project, and anticipates submitting a formal rezoning application in 2024.