

CD-1 (707)
Back-up Notes Summary Page
2109 East Hastings Street

BY-LAWS

CD-1 (707) - By-law No. [12178](https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12178) and any subsequent amending by-laws
https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12178

Consequential By-laws

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|-------|-------|----------------------------|---|
| Noise | 12224 | Schedule B | http://bylaws.vancouver.ca/6555c.pdf |
| Sign | 12225 | Schedule A | http://bylaws.vancouver.ca/consolidated/11879.pdf |

POLICIES and GUIDELINES

- Grandview-Woodland Community Plan (2016);
- Housing Vancouver Strategy (2017);
- Housing and Homelessness Strategy (2011);
- Rental Incentive Guidelines (2012, amended 2018);
- C-2C1 District Schedule and Guidelines (last amended 2015);
- High-Density Housing for Families with Children Guidelines (1992);
- Family Room: Housing Mix Policy for Rezoning Projects (2016);
- Community Amenity Contributions – Through Rezoning (1999, last amended 2018);
- Green Building Rezoning Policy (2010, last amended 2014); and
- Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2016)

PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.

PH Date *May 22, 2018* - Item #3, <https://council.vancouver.ca/20180522/phea20180522ag.htm>

Summary – To rezone 2109 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building with commercial uses at grade and 42 secured for-profit affordable rental housing units. A height of 22.9m (75.1 ft.) and a floor space ratio (FSR) of 3.20 are proposed.

By-law enacted on *July 24, 2018*