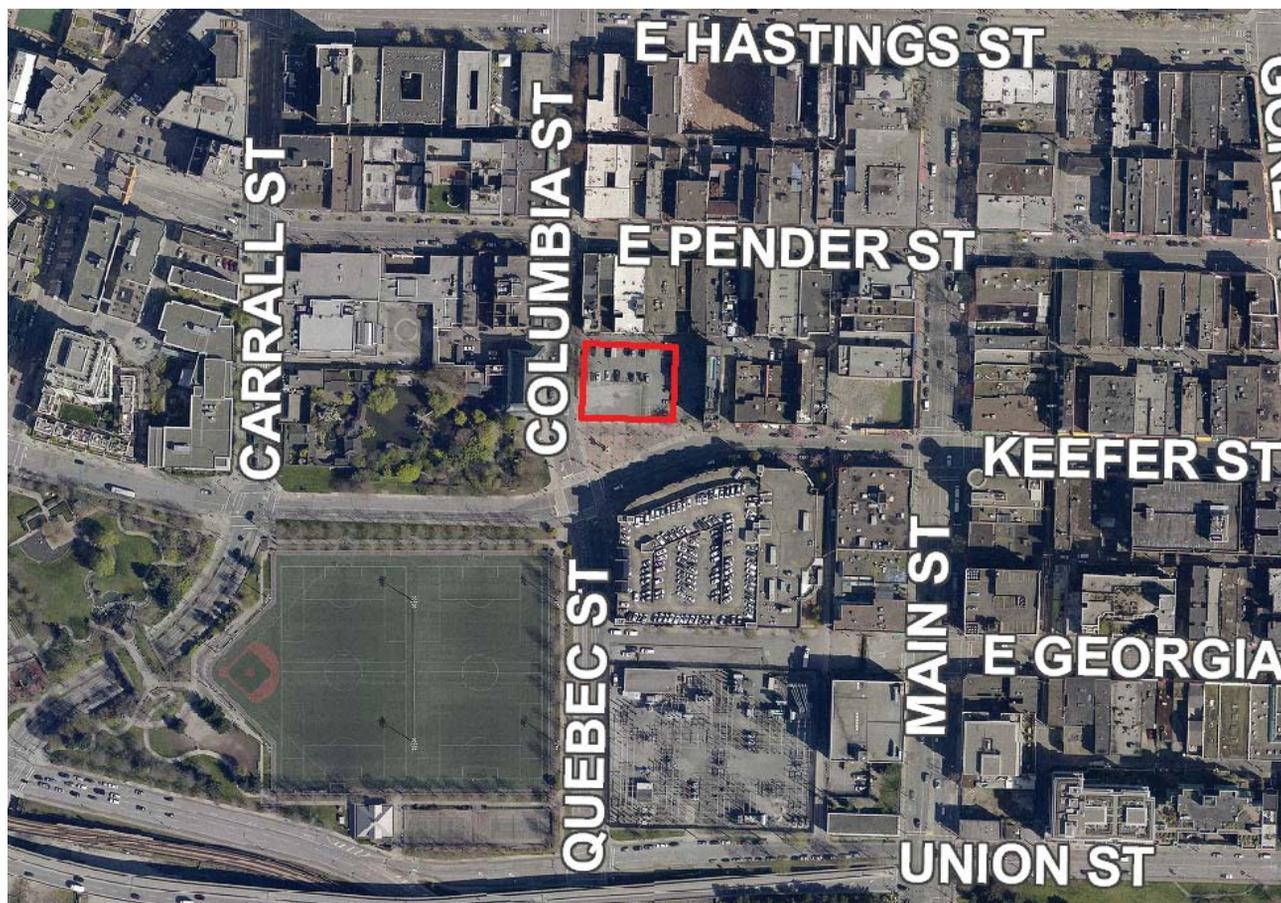


Welcome

The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey plus mechanical overrun mixed-use building that includes:

- 137 residential units;
- commercial space on the ground and 2nd levels;
- a proposed floor space ratio (FSR) of 7.92;
- three levels of underground parking; and
- a height of 38.7 m (127 ft.);



Rezoning Frequently Asked Questions

Q. What is zoning?

A. Zoning regulates the use and development of property in the city through bylaws approved by City Council. Zoning is informed by Council policies, initiatives, or directions based on goals for the future of the city and its neighbourhoods.

Q. What does zoning regulate?

A. Zoning regulates the use of a site (retail, residential, office, etc.) and the characteristics of buildings on a site (height, floor area and other physical aspects of the development).

Q. Who makes a decision on rezoning?

A. City Council makes the final decision on whether to approve, modify, or refuse a rezoning application. City staff review applications and make a recommendation to City Council.

Q. How is zoning changed?

A. A property owner or developer/architect working on behalf of a property owner will make an application to rezone a site. A developer starts the process with an enquiry to the City.

Staff give the applicant advice, but no formal position is provided. After an application is received, Rezoning Centre staff seek input from various City departments, the public, and advisory groups of Council such as the Urban Design Panel, Vancouver Heritage Commission, etc.

The application is then evaluated by Planning staff, taking into consideration

the input received from the various departments, the public and advisory groups. A report is written which provides a comprehensive analysis of the application and a recommendation that it be referred to a public hearing.

Council then hears from the public and makes its decision on the application. The final step for Council is enactment of the zoning bylaw. This occurs after the applicant has fulfilled required bylaw conditions.

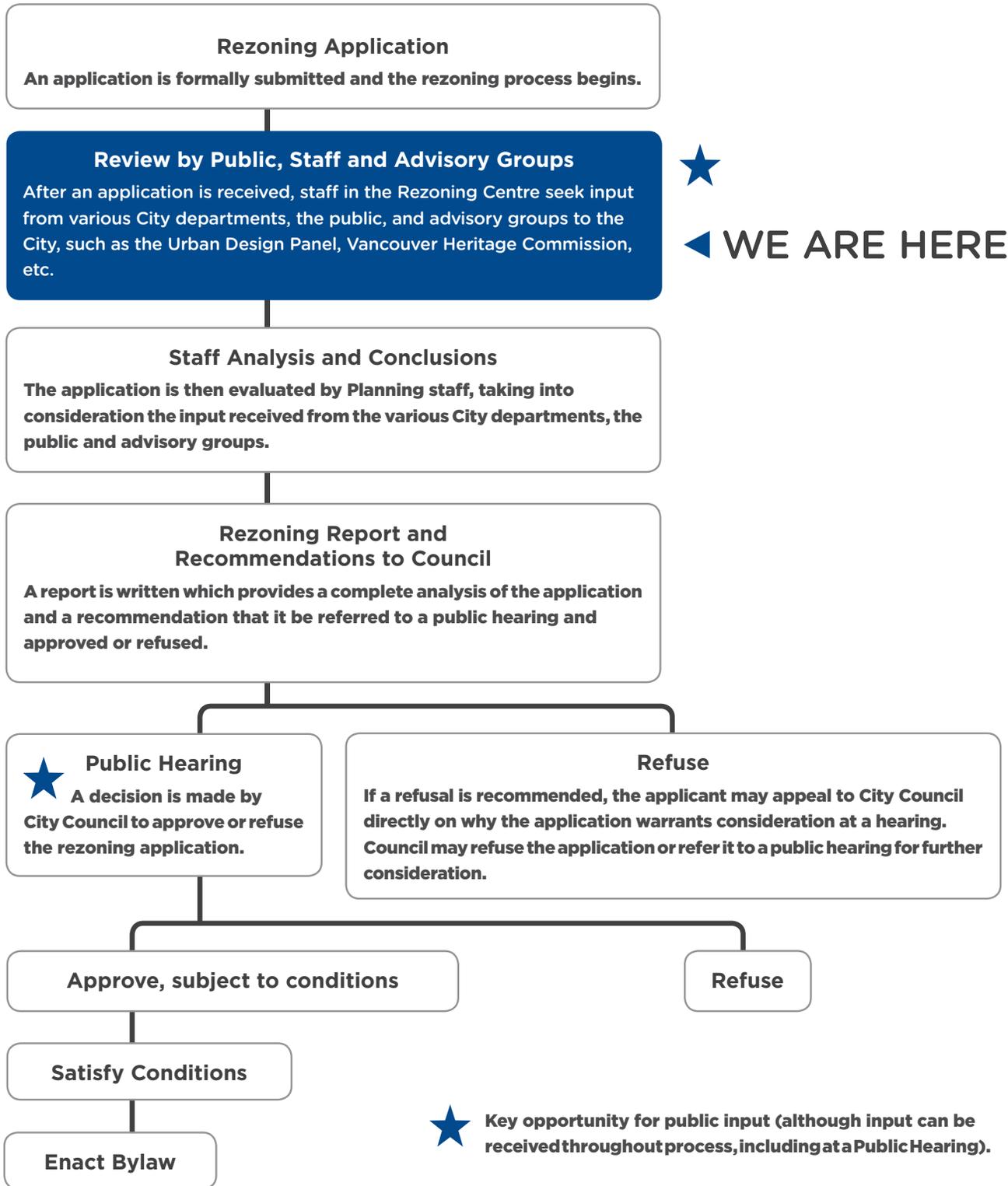
Q. What is the relationship between policy, zoning, and development permits?

- A. • Policy sets broad goals for a community. It can also provide location and types of housing, shopping areas, neighbourhood centres, and a vision for a particular area.**
- Zoning sets the use and regulations on any given parcel of land.**
 - A development permit grants permission for a particular development in accordance with the zoning.**

Q. What are important design components in evaluating a rezoning?

- A. • Height**
- Access to sun**
 - Landscaping**
 - Access and circulation for pedestrians**
 - Ground floor uses**
 - Contribution to the public realm**
 - Building massing/form of development**

Rezoning Process



Public Benefits

Public benefits and amenities are key components in livable, complete communities, and improve the social and physical well-being of city residents. Public benefits include daycares, parks, community centres, libraries, cultural facilities, affordable housing and street improvements.

Public benefits are funded through three main ways:



Capital Plan:

Council prioritizes the amenities and infrastructure needed around the city and makes them a part of the City's Capital Plan, which budgets for long-term investments. This is the main source of funding for public amenity improvements.



Development Cost Levies (DCL):

DCLs are charged on any new development in the city and are determined by the size of a development. These augment the capital budget. DCLs are used to pay for parks, childcare centres, non-market housing and engineering infrastructure. They are limited in how they can be spent.

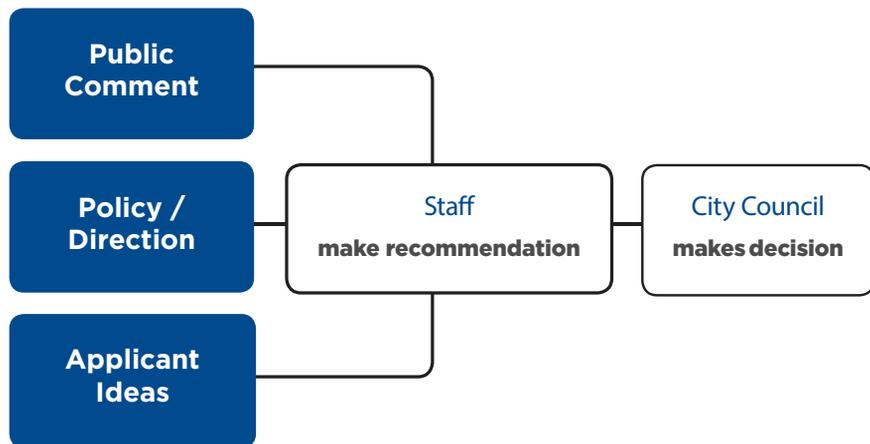


Community Amenity Contributions (CAC):

CACs are negotiated from rezonings, and are used to pay for a wider range of amenities and public benefits as part of the planning considerations in a rezoning.



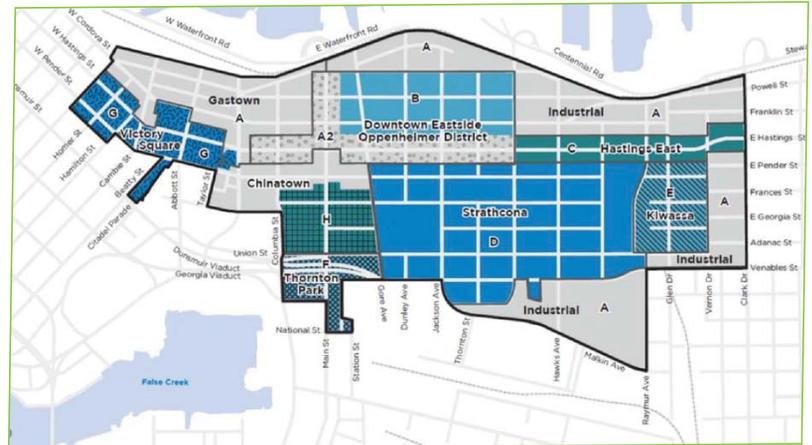
How Public Benefit Decisions are Made:



Downtown Eastside Local Area Plan

The Downtown Eastside Local Area Plan provides a vision, policies, and strategies for the Downtown Eastside that aim to achieve a healthy neighbourhood for all.

Through each phase of the planning process, there was a range of community engagement opportunities, where residents, business, community groups, and stakeholders shared their ideas and feedback. The DTES Plan and related Rezoning Policy for the Downtown Eastside were approved by Council on March 15, 2014.



Rezoning Policy for the Downtown Eastside

This policy provides guidance on rezonings in the DTES related to the implementation of development directions and policies in the DTES Plan. Different conditions and requirements exist for rezoning within specific sub-areas identified by the



Rezoning Policy.

Area H - Chinatown

Rezoning applications will be considered in accordance with the Rezoning Policy for

Housing Objectives

The Downtown Eastside (DTES) is a vibrant, historic and unique part of our city. Made up of a collection of neighbourhoods with distinct and mixed housing characteristics, the housing vision for the area balances the need for more



affordability, buildings in good condition and healthier residents living within the existing housing fabric in each neighbourhood. As new homes in a variety of tenures, designs and forms are added to the area, the three-part vision of affordability, condition and supports will foster good health in quality housing in a healthy city with a greater diversity of housing types.

Within the different sub-areas of the DTES, there are different housing objectives. For Chinatown, the plan supports more social housing in new developments and encourages housing type-diversity, including home ownership.

Rezoning Policy for Chinatown South (HA-1A)

On April 19, 2011, Council approved a Rezoning Policy for Chinatown South (HA-1A) that clarifies where and how rezonings will be considered. The policy will allow consideration of rezonings up to a maximum of 120 feet throughout Chinatown South and to approximately 150 feet in the Main Street Sub-area.

Height and Urban Design

Within the Chinatown South area, a maximum height of 120 feet will be considered, subject to considerations related to view cones, shadows, and surrounding context.

For developments over 90 feet, all street-facing facades should be modulated into distinct 20-35 feet vertical bays. Street-facing facades should exhibit distinctly different architectural treatments every 50-66 feet.

There is no floor area density provision, and floor space ratio is based on the application of heights and design guidelines to a given proposal.

Public Benefits

Appropriate public benefits shall be provided by developments rezoned through this policy, typically in the form of Community Amenity Contributions (CACs), transferable heritage density, or affordable or social housing.

