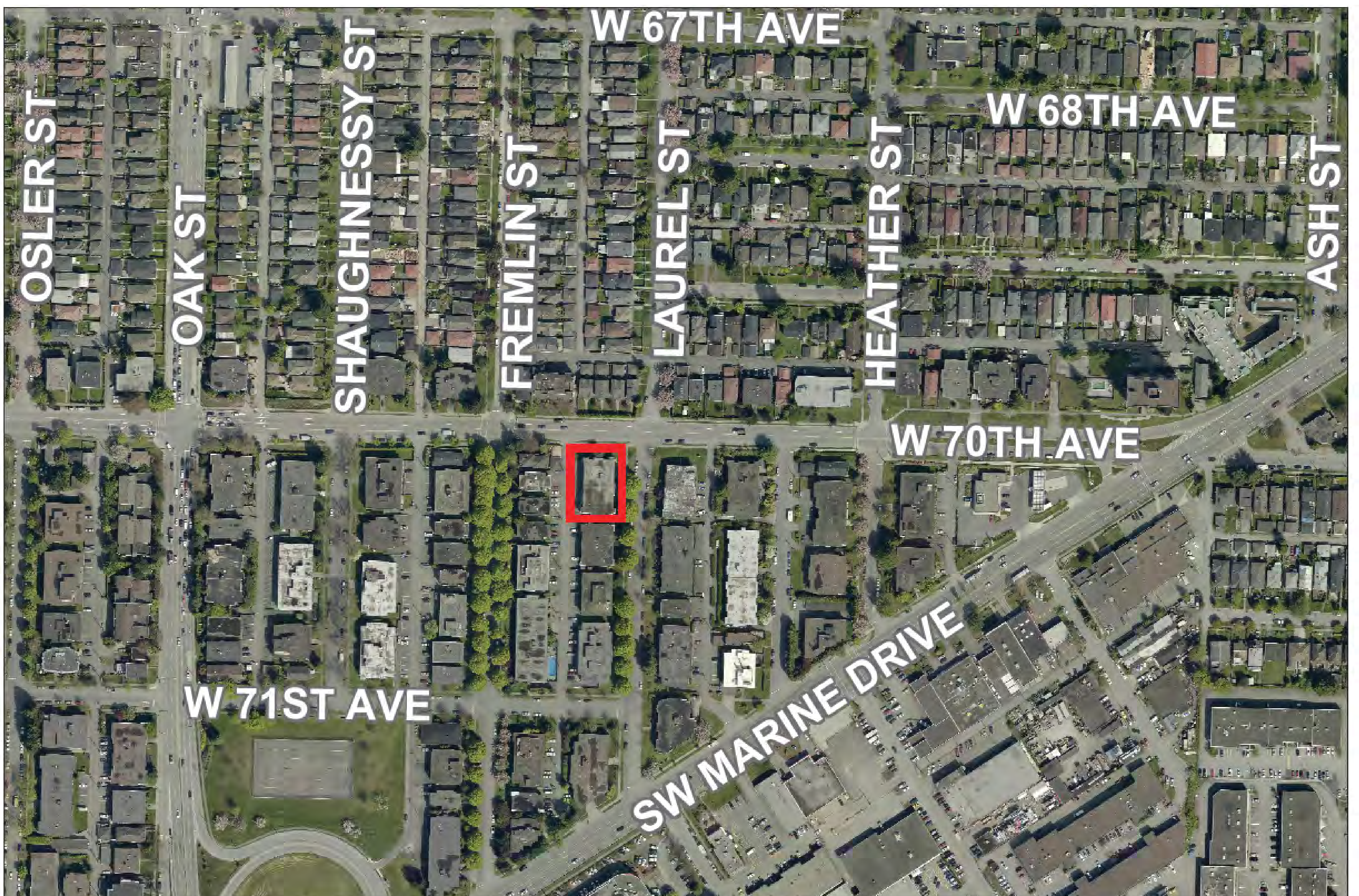


Welcome

The City of Vancouver has received a rezoning application for 8615 Laurel Street from RM-3A (Multiple Dwelling) District to a CD-1 (Comprehensive Development) District. The proposal is for a 6-storey secured market rental building that includes:

- a total of 65 secured market rental units;
- a floor area of 3,763 sq. m. (40,500 sq. ft.);
- a floor space ratio (FSR) of 2.50;
- a building height 20.0m (66 ft.);
- 35 vehicle parking spaces; and
- 87 bicycle spaces.

The application is being considered under the Marpole Community Plan.



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

Rezoning Application

An application is formally submitted and the rezoning process begins.

Review by Public, Staff and Advisory Groups

After an application is received, staff in the Rezoning Centre seek input from various City departments, the public, and advisory groups to the City, such as the Urban Design Panel, Vancouver Heritage Commission, etc.



◀ WE ARE HERE

Staff Analysis and Conclusions

The application is then evaluated by Planning staff, taking into consideration the input received from the various City departments, the public and advisory groups.

Rezoning Report and Recommendations to Council

A report is written which provides a complete analysis of the application and a recommendation that it be referred to a public hearing and approved or refused.

★ Public Hearing

A decision is made by City Council to approve or refuse the rezoning application.

Refuse

If a refusal is recommended, the applicant may appeal to City Council directly on why the application warrants consideration at a hearing. Council may refuse the application or refer it to a public hearing for further consideration.

Approve, subject to conditions

Refuse

Satisfy Conditions

Enact Bylaw



Key opportunity for public input (although input can be received throughout process, including at a Public Hearing).

Secured Market Rental Housing Policy

The purpose of the Secured Market Rental Housing Policy is to encourage the development of projects where 100% of the residential units are rental. Under the policy, all rental units created will be secured for 60 years, or for the life of the building, whichever is greater. The policy targets moderate income households, and will help the City reach its goal of creating 5,000 new units of market rental housing by 2021.

Residential Rental Projects Requiring a Rezoning for Projects where 100% of the Residential Floor Space is Rental

Rezoning applications may be considered for residential rental projects requesting a change in zoning. These projects are eligible for the following incentives:

- Parking relaxations;
- DCL waiver for the residential rental floor area of the project, if specific rent level and unit size criteria are met;
- Relaxation of unit size to a minimum of 320 sq. ft provided that the design and location of the unit provides satisfactory living accommodation; and
- Concurrent processing (Rezoning and Development Permit applications processes concurrently).

Qualifying projects may be mixed-use (e.g. include a commercial component), but all of the residential units proposed in the development must be rental in tenure.

Locations for Rezonings for 100% Rental Projects

Rezonings for 100% residential rental projects will be considered in the following locations:

- areas close to transit, employment and services (e.g. commercial zones, RT zones along arterials);
- multi-family areas (e.g. RM zones) for infill projects or projects on sites that do not have existing rental housing;
- areas with existing rezoning policies or Official Development Plans that accommodate higher residential density (e.g. Downtown District and existing CD-1s) and which do not conflict with existing policies for social housing; and
- light industrial areas that currently allow residential (e.g. MC-1 and MC-2).

Housing and Homelessness Strategy (2012-2021)

A HOME FOR EVERYONE



Vancouver is a growing and diverse city with significant housing challenges. Providing a range of housing options is critical to the social and economic health of the City. The Housing and Homelessness Strategy outlines the City's overall direction for housing, including what we need and how we will achieve it over the next ten years. It identifies the different kinds of housing necessary to meet the needs of our citizens, as well as ways to improve and better preserve the housing we currently have.



STRATEGIC DIRECTION 1

Increase the supply of affordable housing



STRATEGIC DIRECTION 2

Encourage a housing mix across all neighbourhoods that enhances quality of life

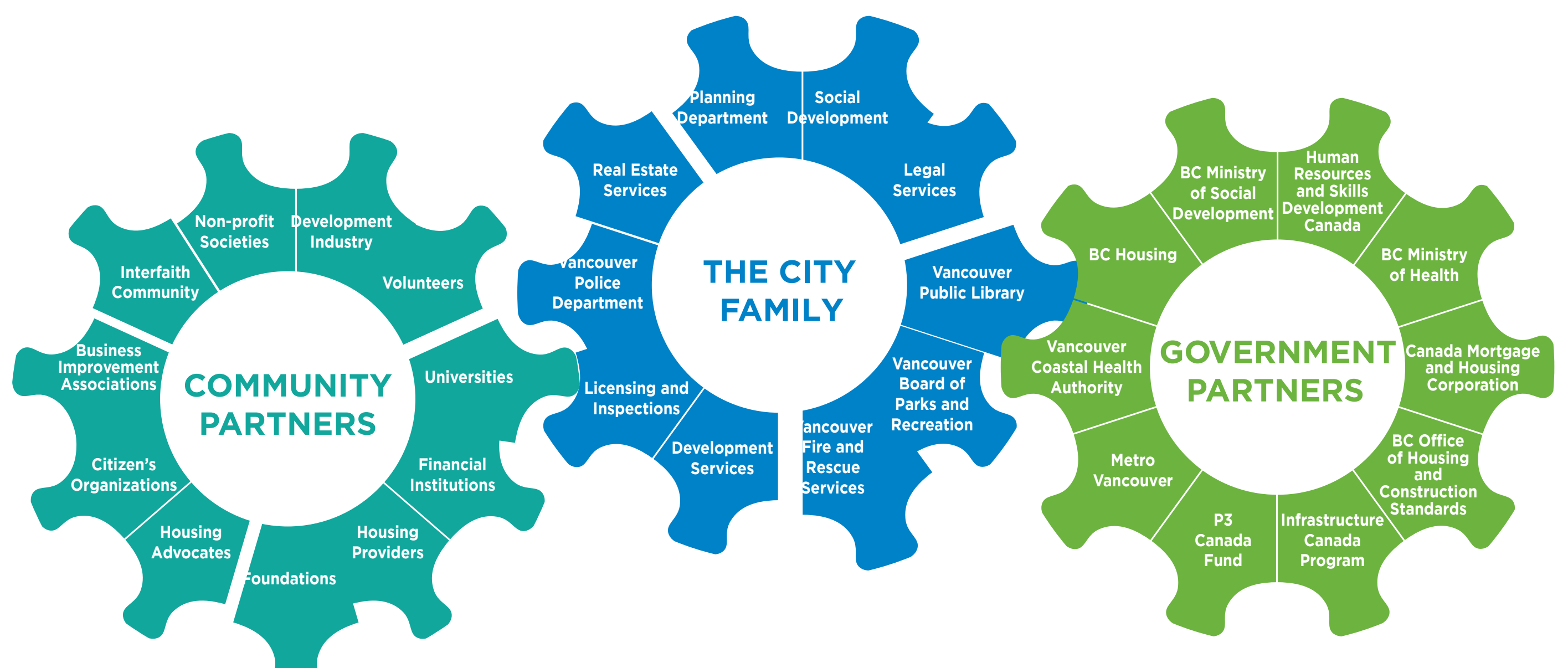


STRATEGIC DIRECTION 3

Provide strong leadership and support partners to enhance housing stability

Success Depends on Support from Partners

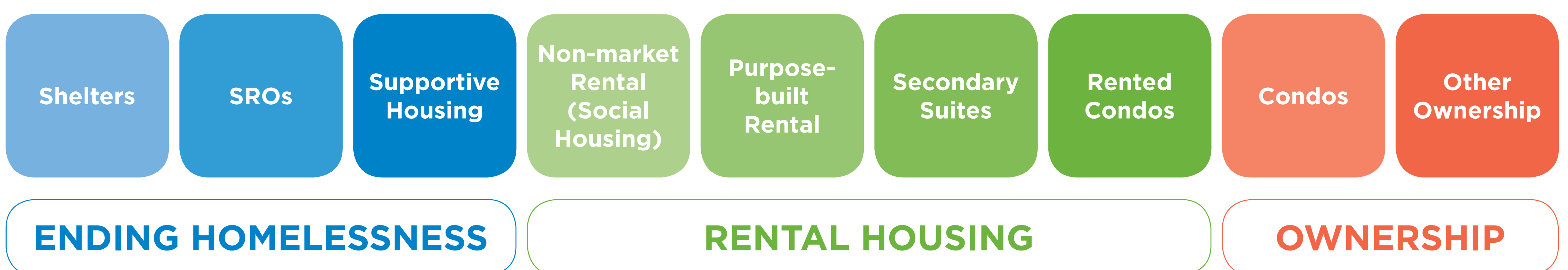
- Commitment from all levels of government
- Support and cooperation of stakeholders and partners
- Widespread support from the community



The Housing Continuum consists of the range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless through to affordable rental housing and homeownership.

The City of Vancouver faces significant challenges at all points along the housing continuum. In the context of these challenges, the City is committed to policies and actions to improve housing affordability and diversity at all points along the continuum.

HOUSING CONTINUUM



Marpole Community Plan

Overview

A new community plan for Marpole was adopted by Council in 2014. The plan provides a clear, flexible framework that guides positive change and growth. It integrates a range of policy including land use, housing, transportation, parks and open space, local economy, arts and culture, and the environment.

The Marpole Community Plan considers short-term and long-range goals for the community and provides direction on public benefits that will be necessary to serve a growing population.

Marpole Vision

Marpole is a dynamic riverfront community with a history that stretches back thousands of years. Over time, it has adapted and thrived, changing to meet the needs of its diverse community.

The Marpole Community Plan embraces this spirit of resilience and diversity and responds to local needs and aspirations as well as citywide objectives. While recognizing

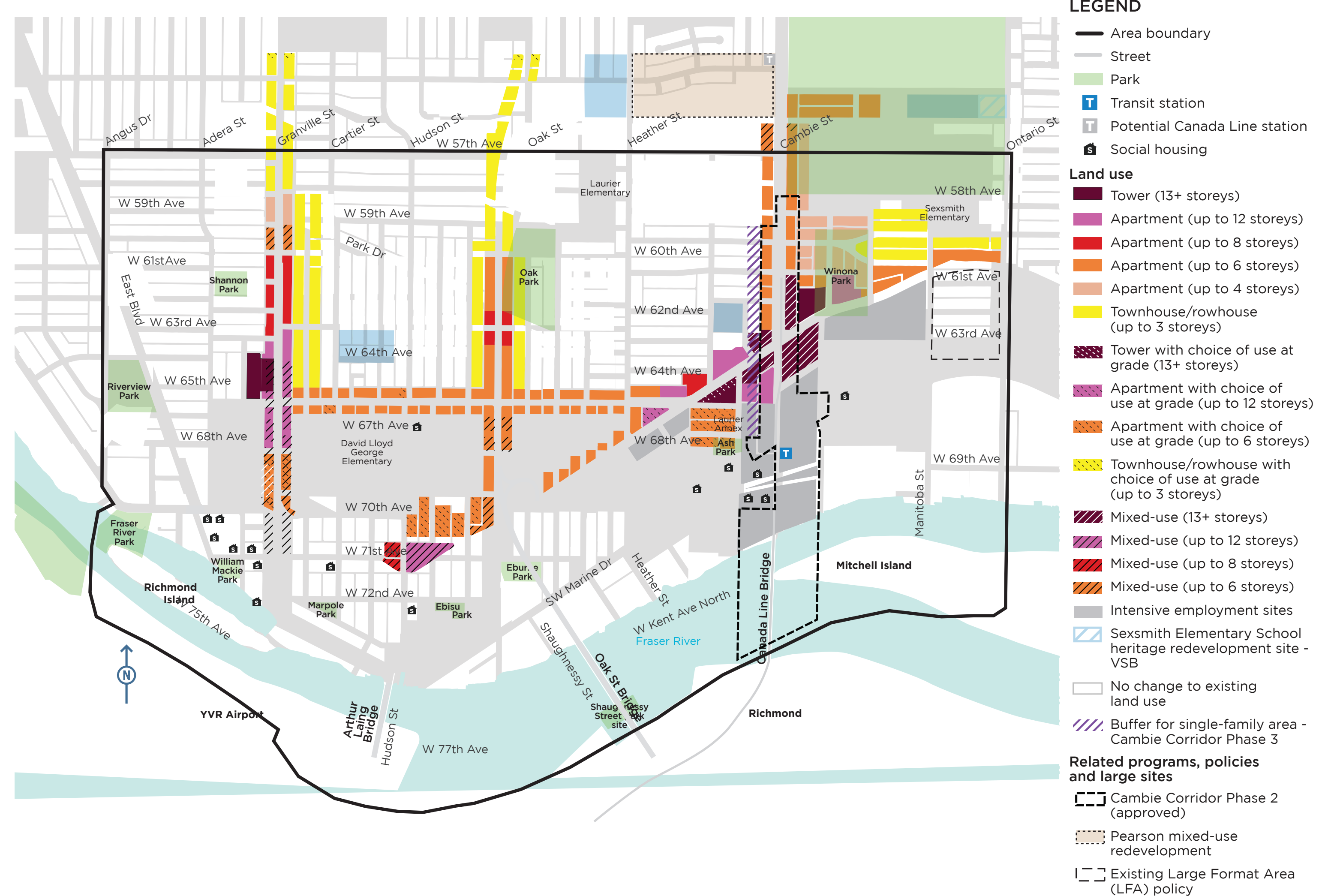
the importance of the neighbourhood's rich past and unique character, the plan will provide new opportunities to live, work, shop, play and learn. It fosters an inclusive community that cultivates character and culture; values and enhances park space and local amenities; expands housing choices and protects affordability; supports commercial and industrial uses, including employment hubs; and creates strong transportation connections within the community and to the Fraser River.

Community Context



Marpole is a riverfront community located in the south of Vancouver's west side, bounded by Angus Drive, 57th Avenue, Ontario Street, and the Fraser River. It comprises 1,386 acres (561 hectares), making up about 5% of Vancouver's total land area.

Land Use Map and Legend



Marpole Community Plan

Urban Design Principles

Urban Design Framework

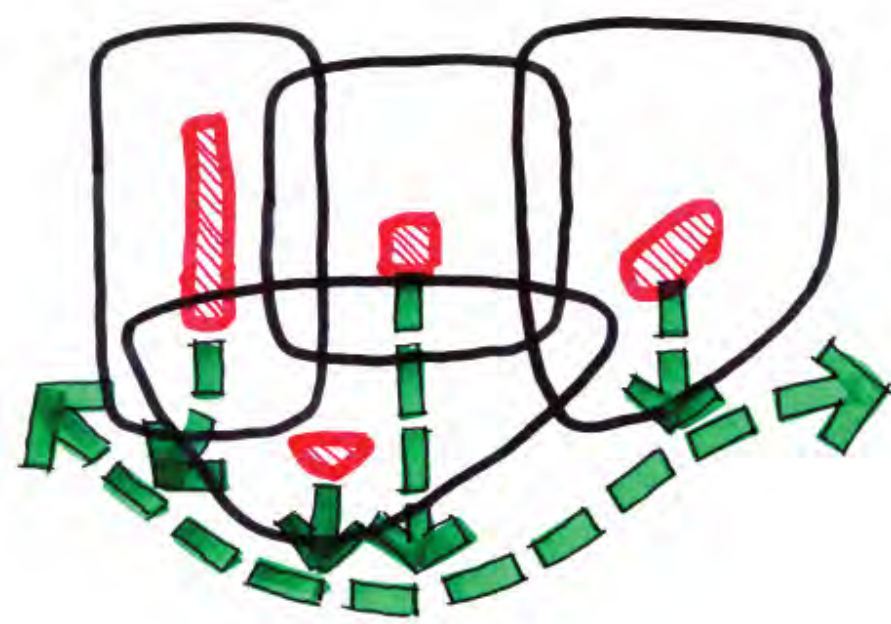
Urban design considers how the physical shape of a community and how places and spaces are used by the people who live, work and play there. The goal is to facilitate buildings and a public realm that work well together to create spaces for everyone that are well connected, safe and appealing.

The following principles are broad ideas that illustrate key goals for shaping the community. They embrace valued community spaces, highlight opportunities for enhancement,



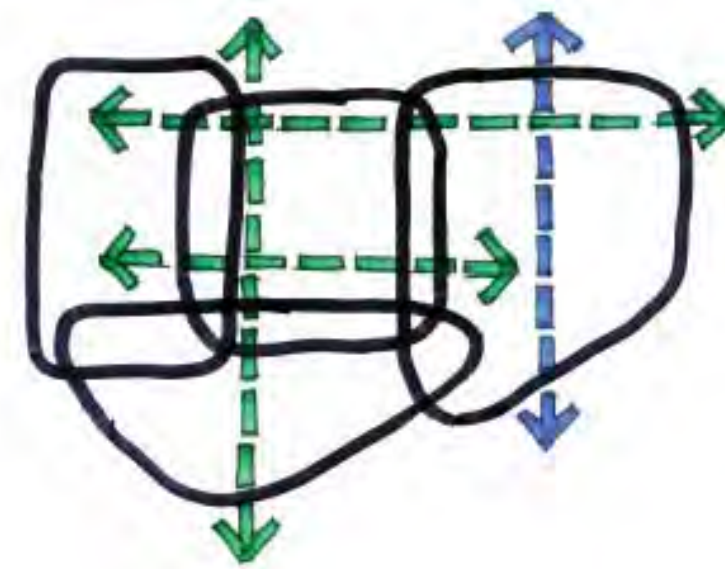
Sustainable Implementation

Integration of sustainable design will be achieved in the creation of new buildings and open spaces.



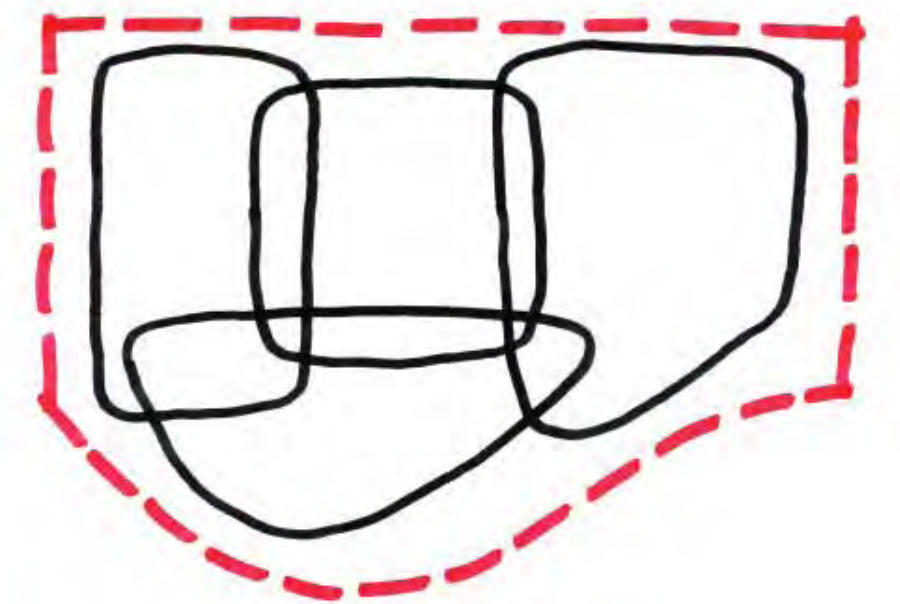
Connected to the River

Connection to the Fraser River is an important community and city amenity. Future improvements will seek connection to its historical, industrial, recreational and ecological values.



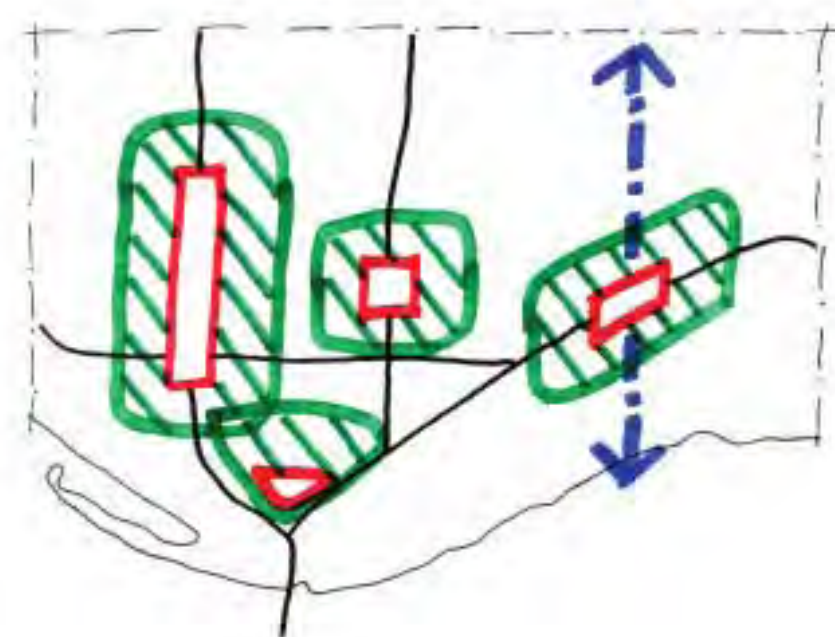
Connected Neighbourhoods

Marpole neighbourhoods will evolve to overcome the separation created by the major arterials crossing the community. Marpole will be better connected by public realm and transportation improvements.



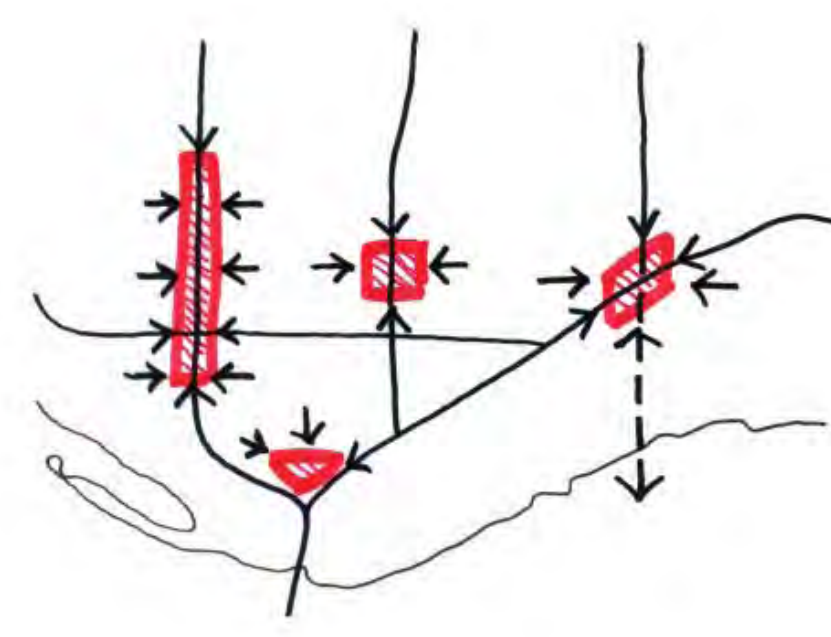
One Community, Distinct Neighbourhoods

Marpole is one community with several distinct neighbourhoods, each with their own unique characteristics and attributes.



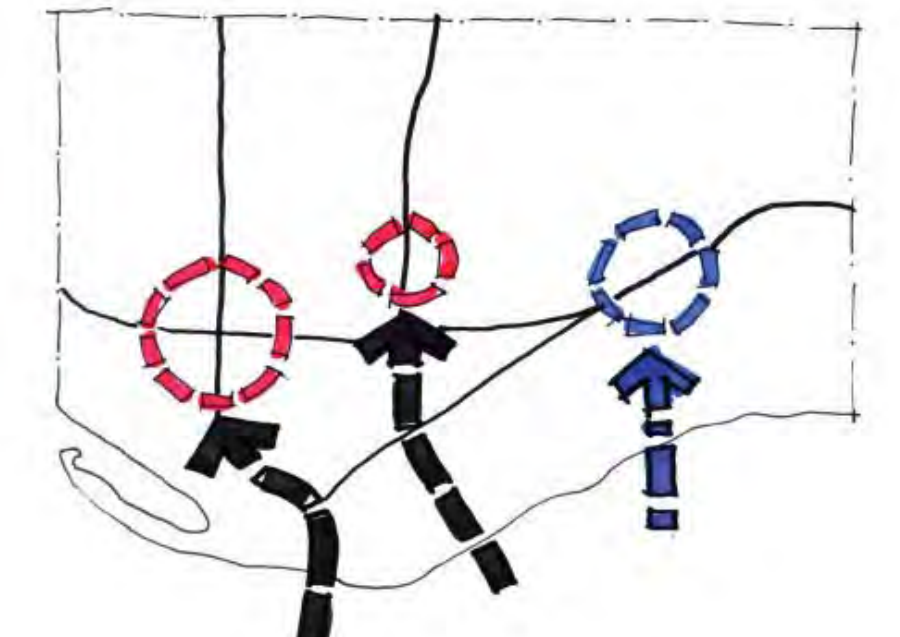
Focus Activity and Intensity

Higher densities and a mix of uses will be located close to existing shopping districts, transit services and areas where significant sustainability gains are possible (e.g. district energy sources).



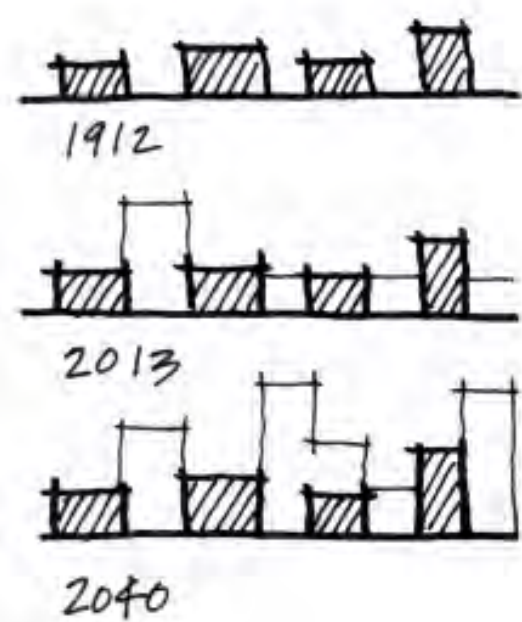
Vibrant Neighbourhood Centres

The traditional Granville high street will be complemented by smaller neighbourhood commercial areas at Oak, Hudson, and Marine Landing.



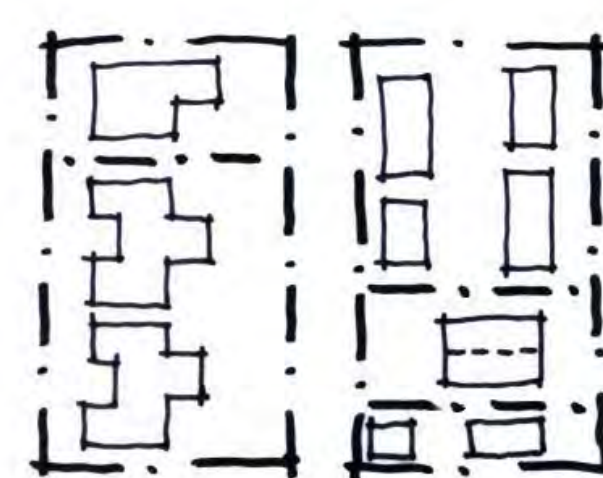
A Place of Welcome

As the southern entrance to the city, Marpole is a place of welcome that rises from the banks of the Fraser River.



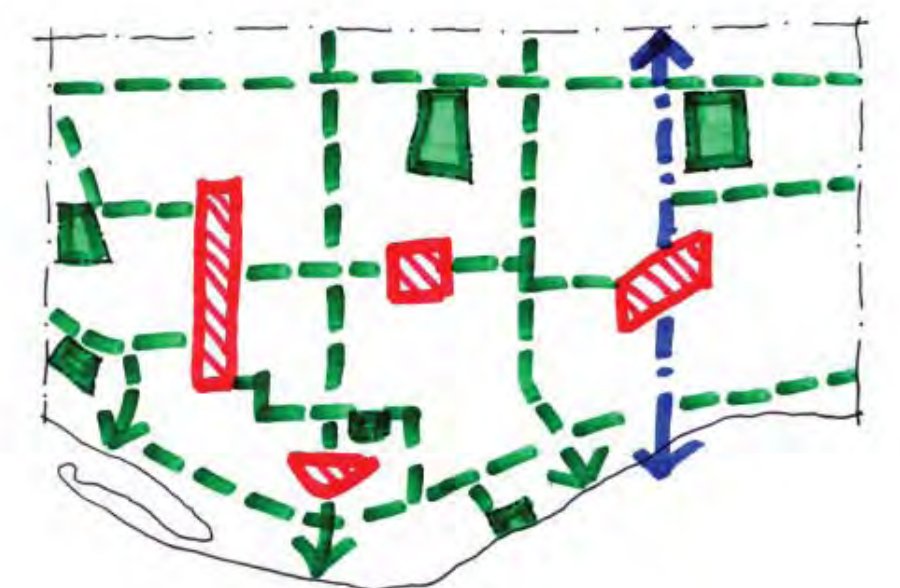
Building from the Past

Recognition of Musqueam history in Marpole, and the thoughtful integration and preservation of buildings of heritage and cultural significance, are important.



Incremental and Transitional Development

Development will support incremental building at a variety of scales, and recognize traditional patterns when appropriate. New developments in higher density areas will provide respectful transitions to adjacent lower density neighbourhoods.



Connected Public Spaces

Public parks and key community destinations will be connected by walking and cycling routes, enriched with new urban plazas and green spaces.

Marpole Community Plan

Oak Neighbourhood

- Height: up to 6 storeys.
- FSR: up to 2.5*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies 8.0 Housing).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Frontage on Oak Street, SW Marine Drive or West 70th Avenue required.
- Provide public realm improvements that include increased sidewalk width, street trees, and amenities such as seating, bike racks, etc.

* The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.



Example of a 6 storey apartment building



Residential access on the street

