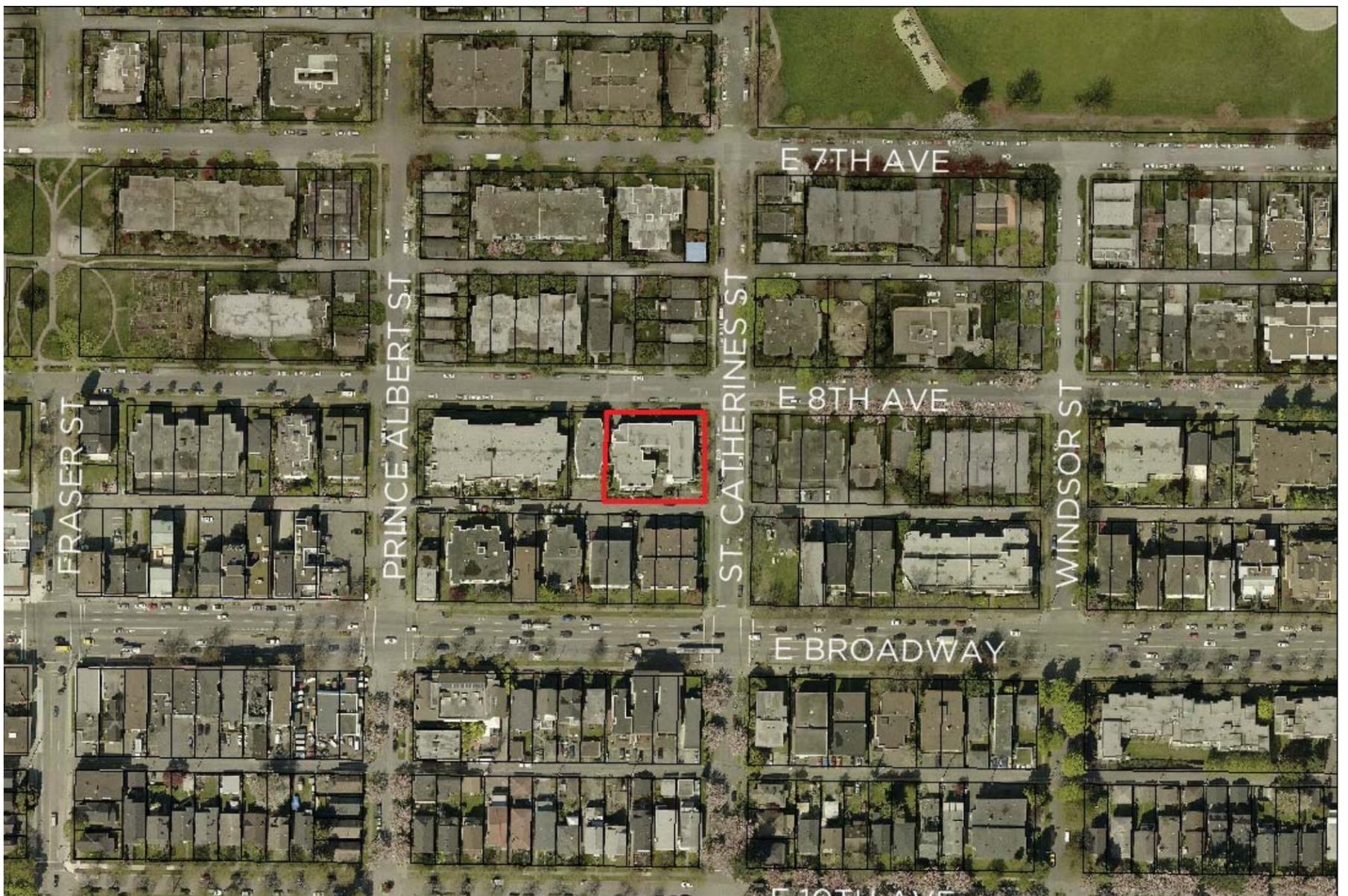


# Welcome

The Red Door Housing Society has applied to the City of Vancouver to rezone 870 East 8th Avenue from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District for the purpose of replacing the existing affordable rental housing project with a larger affordable rental building. The proposal includes:

- 51 rental units in a seven-storey apartment building;
- underground parking accessed off the lane;
- a building height of 19.9 m (65.2 ft.); and
- a floor space ratio (FSR) of 2.86.



# 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 do you change zoning?

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.

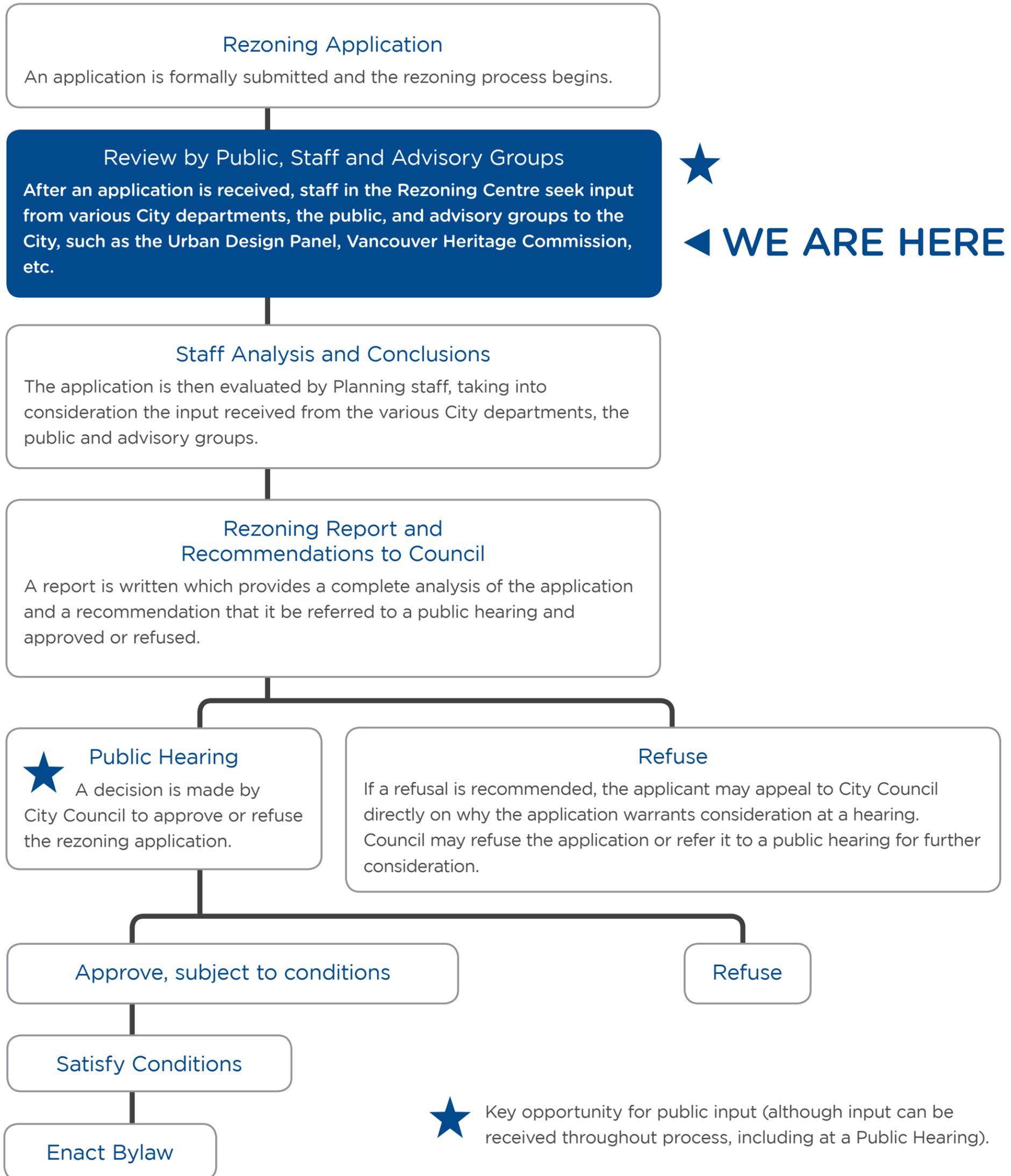
## Q. What is the relationship between policy, zoning, and development permits?

- 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



# Mount Pleasant Community Plan

Approved by City Council November 18, 2010



## RELEVANT POLICY DIRECTIONS - HOUSING

- Provide more affordable housing for low- to middle-income households, especially for families, seniors, new immigrants, and aboriginal people.
- Seek opportunities to build a greater range of housing types to house youth, large and extended families, and seniors.
- Seek to reduce barriers to the construction of new market rental housing; provide more market rental housing.
- Apply principles of 'universal design' to buildings and environments to make them usable and effective for everyone.
- Seek opportunities to reduce parking requirements in order to reduce construction costs and to free-up space for alternative uses (e.g. garden space).
- Seek partnerships with senior levels of government to provide more affordable housing by providing stable funding for non-market housing, grant support for building and maintaining more affordable housing, and tax incentives for building rental housing.
- Support the distribution of non-market housing throughout the community and the City to retain neighbourhood diversity of population and services.

## MOUNT PLEASANT PUBLIC BENEFITS STRATEGY

Approved by City Council November 18, 2010

Over the 30-year strategy, the City will continue to seek strategic partnerships to deliver affordable housing in Mount Pleasant through:

- Continuing to work with senior governments, non-profit and private organizations to build new social housing units.
- Pursuing adding new social housing in Mount Pleasant (target is 750-850 units).
- Using rent supplements to enhance affordability in the private market.
- Continuing to protect existing market rental housing stock through the Rental Housing Stock Official Development Plan.

# 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**

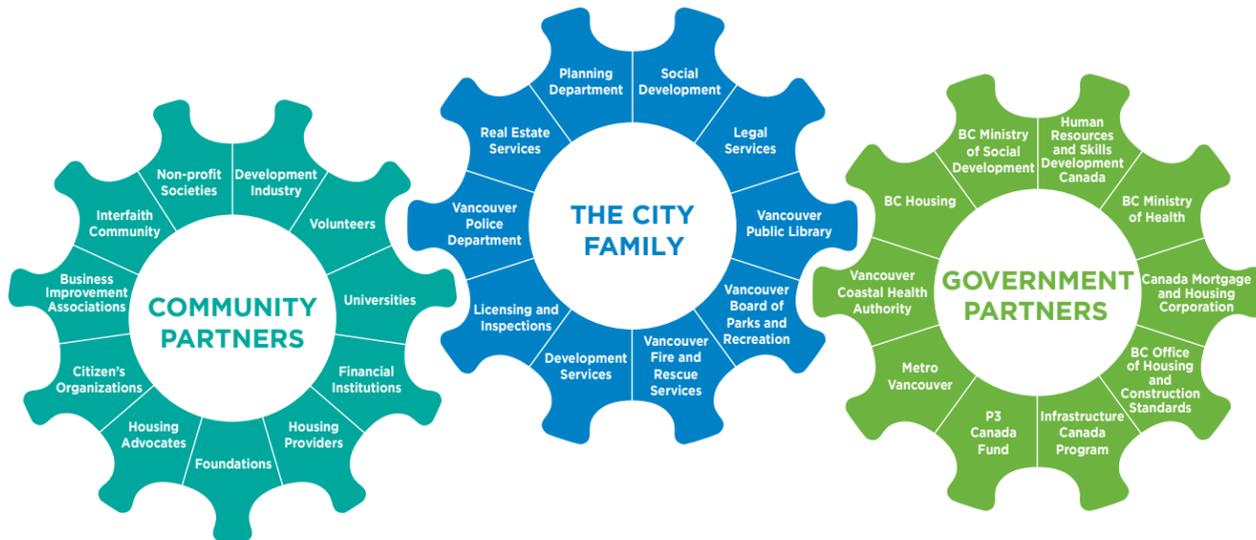


**STRATEGIC DIRECTION 3**

**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.

