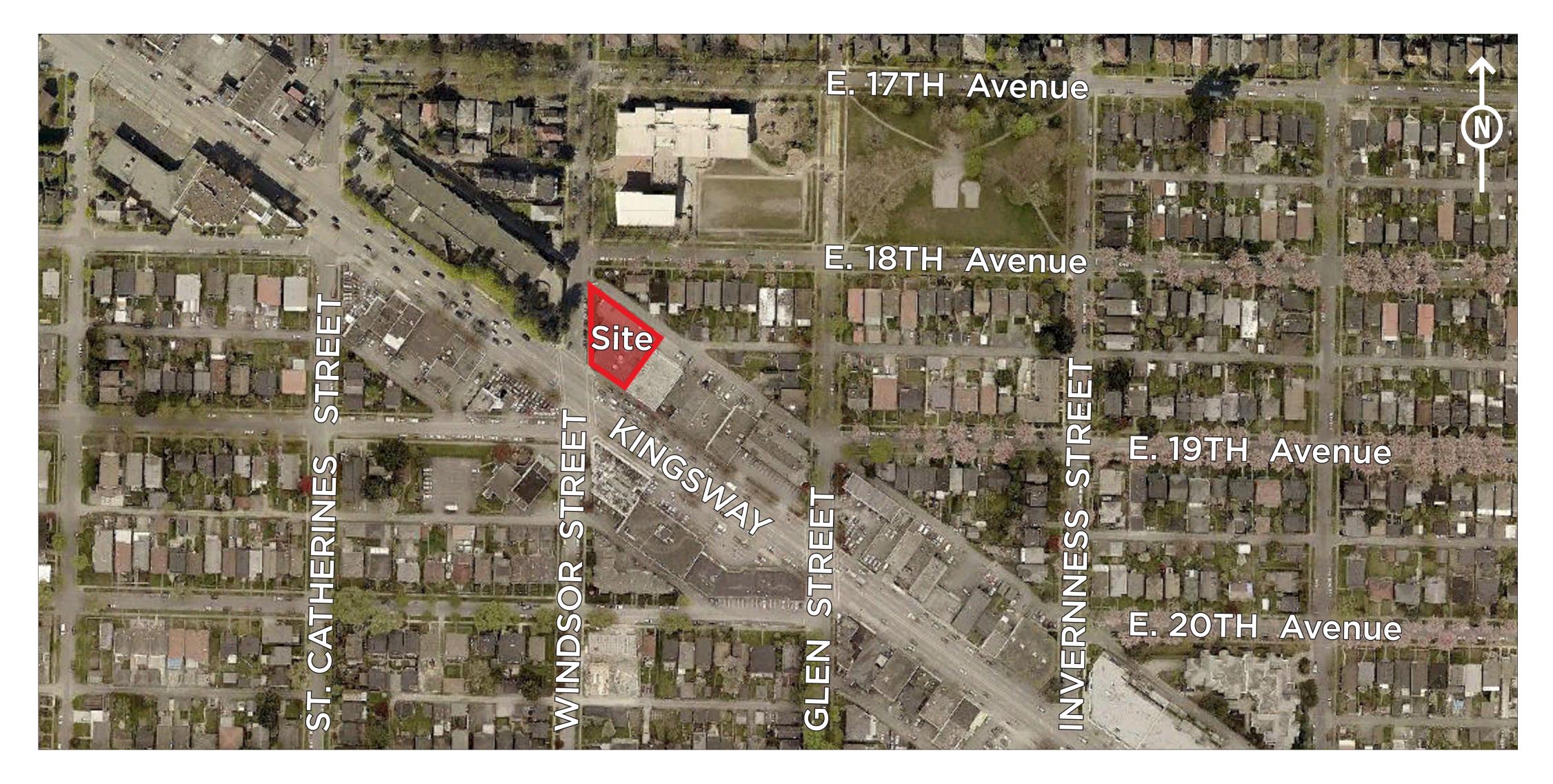


Welcome





Rezoning Application: 1001 Kingsway

The City of Vancouver has received an application to rezone 1001 Kingsway from C-2 (Commercial District) to CD-1 (Comprehensive Development).

The proposal is for a 12-storey mixed-use building that includes:

- a total of 88 social housing units;
- commercial uses at grade;
- a total floor space ratio (FSR) of 5.78;
- a total floor area of 7,854 sq.m (84,539 sq.ft.);
- a maximum height of 41.5 m (136.2 ft.); and
- 44 underground parking stalls and 170 bike spaces.

This rezoning application is being considered under the Kensington-Cedar Cottage Community Vision and further supported by the City of Vancouver's city-wide housing policies.

Applicant contact:

Nadia Hill, New Commons Development nhill@newcommons.ca

Rezoning Planner:

Sarah Crowley, City of Vancouver sarah.crowley@vancouver.ca

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 請找人為你翻譯 重要资讯 请找人为你翻译

MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੌਲੌਂ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਓ TIN TÚCQUAN TRONG Xin hãy dịch sang tiếng Việt INFORMATIÓN IMPORTANTE Busque alguien que le traduzca 중요정보 번역해주세요

اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براي شما ترجمه كنند

CITY OF

Policy Context

Kensington-Cedar Cottage Community Vision

In 1998, Vancouver City Council approved the Kensington-Cedar Cottage Community Vision. The document provides direction on a range of issues relating to neighbourhood housing, community safety, parks, and traffic.

Relevant Vision Directions:

Section 5: Kingsway and Knight Shopping Area

The Kingsway/Knight shopping area should be the major neighbourhood shopping area along Kingsway and a community heart.

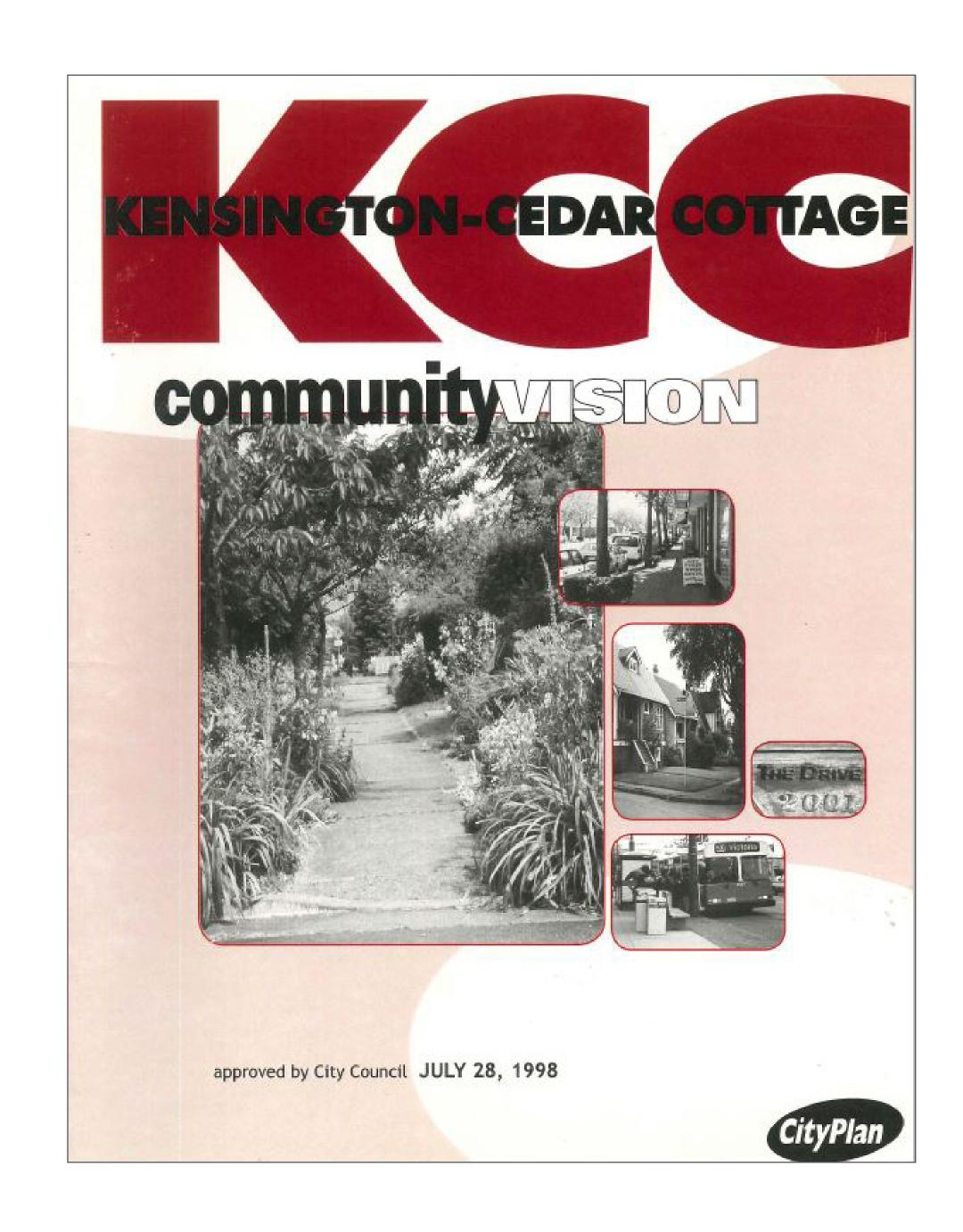
Small local shops and services should continue to line the sidewalks - instead of developments with parking lots in the front or buildings without storefronts.

10. Mixed Use Development

The Vision encourages the potential of these developments to provide housing, strengthen local shopping areas, and improve safety by adding "eyes on the street".

Section 2.1: Social or Affordable Housing Projects

These projects can be considered because they are further supported by city-wide policies such as the Affordable Housing Policies (1989) and the Housing Vancouver Strategy (2017).





Housing Vancouver Strategy

The Housing Vancouver Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The targets were based on the core goals of retaining a diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units.





Social Housing or Rental Tenure (SHORT) Program

The City of Vancouver's SHORT pilot program aims to see more affordable housing across the city by reducing processing and approval times for qualified projects by nearly 50%.

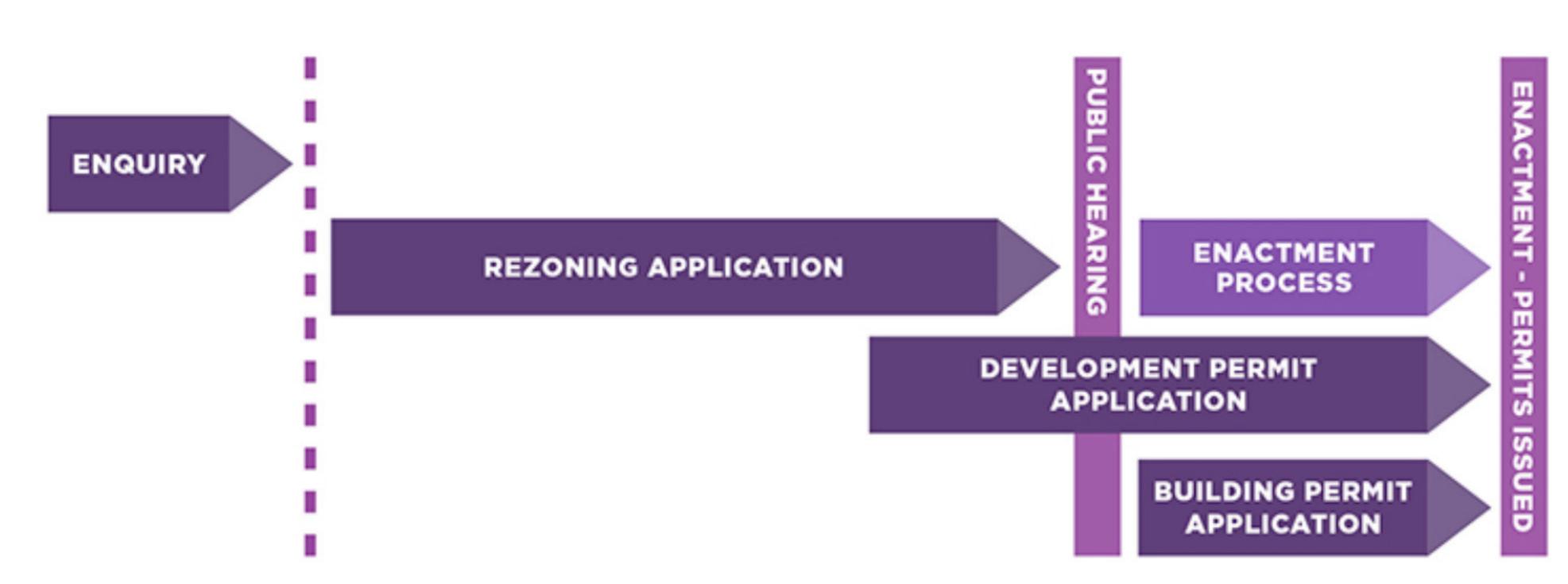
Launched in October 2017, SHORT works to increase the delivery of social housing by prioritizing affordable applications from project proponents who seek to provide deeper levels of affordability in new housing developments.

Eligibility Criteria:

The program evaluates all development projects against a number of criteria to determine if they qualify for prioity processing:

- Size of building and number of units
- Location on government or non-profit land with secured funding
- Inclusion of aboriginal partners and/or residents
- Existing social housing considering renewal and redevelopment
- Level of affordability for renters

SHORT Program Timeline





Event Guidelines



Creating a welcoming environment

Success today means hearing from everyone in a safe manner.

- Show respect. Every participant brings information, points of view and ideas to contribute.
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability which is responsible for its conduct.



The Rezoning Process

Planning comes first

The City consults with the public to develop community plans and policies that define what can be considered through rezoning.

Policy and public input guide the review

Staff from various departments review each rezoning application to see if it meets the policies and goals previously set by Council. Feedback from the public is an important part of this review.

Implementation

After Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.



What guides development?

Community plans and policies are developed by City staff with public input, and are adopted by Council.

They lay out the long-term vision of the community and direct future growth and associated amenities.

These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

What is a rezoning application?

Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning.

Development Proposal

An application must conform to the rezoning policy for an area and other applicable City policies. A rezoning does not mean there are no restrictions on what can be built.

How is my feedback used?

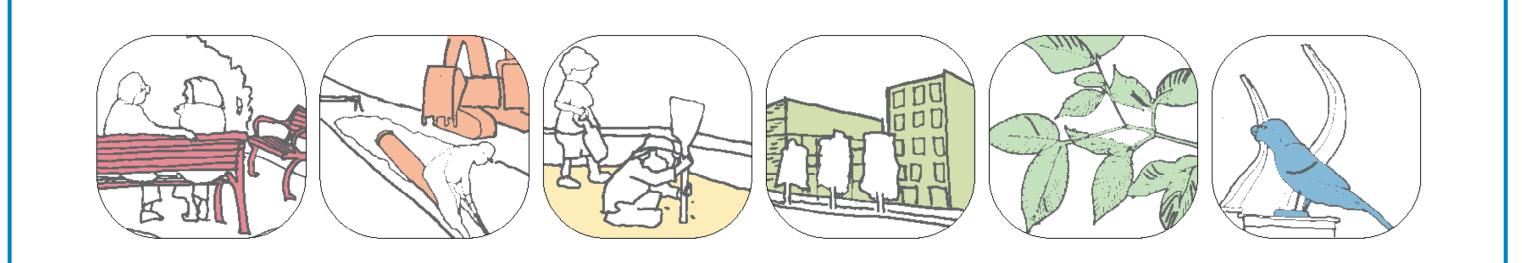
Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. Applicants may be required to re-submit their proposal based on the feedback.

Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

What are the benefits to the community?

Future Neighbourhood

Development, including rezoning, can support community benefits, including parks, community facilities, social housing, street upgrades and more.





Planning Policy

Why We Are Here



We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff's recommendations to Council as part of the review process for this rezoning.

- 1. Review the material on display.
- 2. Ask questions to City staff or the applicant.
- 3. Share your feedback.



Fill out a written comment sheet



Submit online feedback at vancouver.ca/rezapps



Share Your Thoughts



What do you think?

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.



Fill out a written comment sheet



Submit online feedback at vancouver.ca/rezapps

Thank you for coming!

