The City of Vancouver has received an application to amend the text of CD-1 (537) for **1030 Denman Street** (Coast Plaza Hotel & Suites) to allow:

- the conversion of the second and third floors of the existing building to a 68-room boutique hotel.

A rezoning of the site was approved by Council in 2011 to enable conversion of the existing hotel to residential (rental) and office uses. At the time, the owner planned to convert the conference and commercial space on the second and third floors of the building to office space. The owner now intends to use this space for a 68-room boutique hotel.

This rezoning application is concurrent with development permit application number DE-2016-00193, to change the existing hotel tower to residential (rental).

As part of these applications, no changes are proposed to the existing height, density or form of development provisions of the CD-1 (537) district. The rezoning application is being considered under the West End Community Plan.
Guidelines for this consultation event

This event is hosted by the City of Vancouver (Planning and Development Services Group) which is responsible for its conduct.

• Success at today’s event means hearing from everyone who wants to share their perspective in a safe and accommodating environment.

• Please take time to view all materials on display. City staff, other resource people and/or applicants are available to answer questions so that the event is informative and focused.

• After considering the information presented, please provide your written feedback. City staff will collect and review all feedback received.

• Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.

• Respect the opinions of others. Every participant brings information, points of view and ideas to contribute.

• 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).
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.

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).
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:**

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Policy / Direction
Applicant Ideas
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Staff make recommendation
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City Council
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vancouver.ca/rezoning
West End Community Plan

Community Plan Overview

Description

The West End Community Plan (approved in 2013) is a policy plan that provides a clear framework to guide change, development and public benefits in the West End over the next 30 years.

The plan considers long-range and shorter-term goals, and provides policy directions in areas such as land use and built form, housing, transportation and public spaces, heritage, arts and culture, local economy, community facilities and amenities, and environmental sustainability.

It is estimated that the West End will have 7,000-10,000 new residents and 7,000-10,000 new jobs over the next 30 years.

7 Planning Principles

1. Achieve a green, environmentally sustainable urban pattern.
2. Support a range of affordable housing options to meet the diverse needs of the community.
3. Foster a robust, resilient economy.
4. Enhance culture, heritage and creativity in the city.
5. Provide and support a range of sustainable transportation options.
6. Protect and enhance public open spaces, parks and green linkages.
7. Foster resilient, sustainable, safe and healthy communities.

Public Outreach during the Planning Process

- 7,551 Participants
- 110 Public Events & Meetings
- 389 Twitter Followers
- 776 Signed-up for the Listserv
- 3 Postcard Mailouts
- Newspaper Ads
- Radio Interviews
- Webpage
- Posters, etc.

Social Media

- Twitter:
  - @vancouver.ca/westendplan

Advertising

Youth and Seniors Outreach

Open Houses

LGBTQ / Nightlife Events

Presentations

Walking Tours

- Laneways
- Neighbourhoods
- Heritage
- Retail Streets

Community Events / Markets

Action While Planning

vancouver.ca/westendplan
West End Community Plan

Character Areas: Framework for the Plan

**Villages**
Three distinct, primarily low-rise Villages will help knit the community together and provide opportunities for locals and visitors alike to shop, work, and play during the day and at night.

**Neighbourhoods**
Incremental modest change and redevelopment will occur in the Neighbourhoods as a way to gradually renew the building stock. Laneways will become secondary streets that can accommodate ground-oriented rental infill housing.

**Corridors**
The Corridors will accommodate additional job space and housing, denser development close to transit, local services and amenities, which help meet the needs of the community.
Public Benefits Strategy

The West End Plan includes a Public Benefits Strategy (PBS) that provides direction for public investments in the community over the next 30 years.

New growth will contribute between $585 to $630 million dollars through Community Amenity Contributions (CACs), Development Cost Levies (DCLs), in-kind and partnership contributions to ensure that public facilities, amenities and services meet the community’s needs as it grows and evolves.

Lower Robson and Lower Davie

Public benefits in the Lower Robson and Lower Davie Corridors are focused on affordable housing and will help to secure new market rental and social housing identified in the Plan. The Zoning and Development By-law permits bonus density where:

- at least 20% of total floor space is built as social housing or,
- 100% of residential floor space is built as secured market rental housing.

Georgia and Burrard Corridors

New development applications in the Georgia and Burrard Corridors will provide CACs and DCLs to renew and improve community facilities and amenities including:

- an upgraded West End Community Centre,
- upgrades to the Joe Fortes Library,
- an upgraded Vancouver Aquatic Centre,
- park improvements including Morton Park,
- public space improvements for the Villages, and
- pedestrian improvements along the Seawall and the Cardero Stroll.

- 366 new childcare spaces,
- renew the Qmunity centre,
- social housing (Burrard Corridor), and
- public safety, transportation and utilities improvements.