Merrick Architecture, on behalf of Beedie Group, has submitted a revised application to the City of Vancouver to rezone **105 Keefer Street and 544 Columbia Street** from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 13-storey mixed-use building that includes:

- 119 market residential units;
- 25 seniors social housing units on the second floor;
- commercial uses on the ground floor, including a seniors’ cultural space;
- floor space ratio (FSR) of 7.06;
- two levels of underground parking; and
- a height of 36.6 m (120 ft.)

This application is being considered under the Rezoning Policy for Chinatown South (HA-1A).

Merrick建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請，想更改奇化街105號和哥倫比亞街544號的用途，從 HA-1A 歷史性區域，改為CD-1 綜合性區域。

建議書裏的十三層混合用途大樓包括:

- 三樓至十三樓有119間市場住宅單位
- 二樓有25間非牟利機構經營的長者房屋
- 一樓是用於商業用途，包括長者文化空間
- 大樓地積率 7.06
- 二層地下停車場
- 大樓高36.6米(120英尺)

此申請是按照華埠南部土地用途更改政策提出。
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.

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**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:**

- **Public Comment**
- **Policy / Direction**
- **Applicant Ideas**
- **Staff** make recommendation
- **City Council**
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 Chinatown South (HA-1A).

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.