REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER

2518-2540 Grandview Highway South

An overview of the rezoning application and supporting Council-approved policies

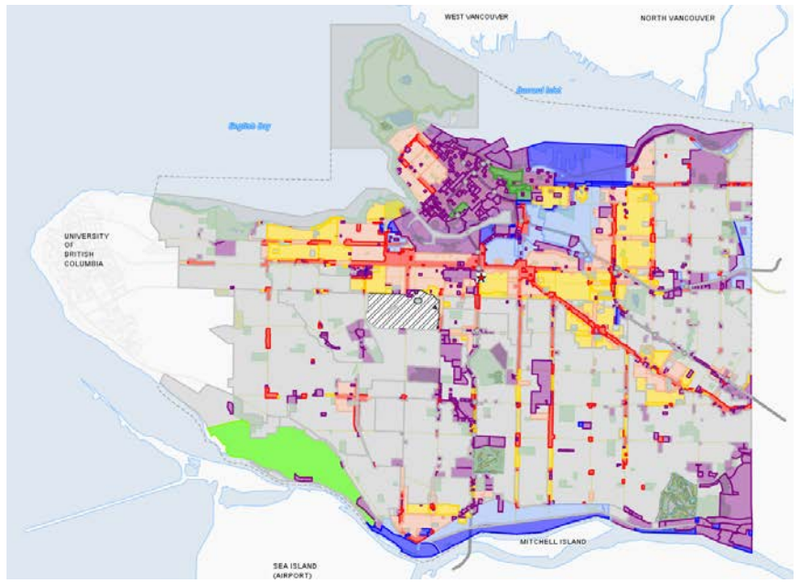
May 16 to June 5, 2022



What is Rezoning?

The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling, general office, retail store) and physical form (e.g. height, density).

Rezoning changes how a property can be used or developed through a regulation change. It is required when a proposal does not conform with existing zoning. The purpose of rezoning is to change land use regulations to enable development in line with City objectives.



Site-specific comprehensive development districts (CD-1s)

When a site is rezoned, the site is assigned a site-specific CD district. Each CD district is given a unique number to identify the district (e.g. CD-1 (647)). CD-1 district by-laws have regulations that are specific to the site.

What Guides a Rezoning?

Council-approved plans and policies outline where rezoning applications can be considered and what may be allowed on a site. There are two different policy approaches that may permit a rezoning, rezoning policies or community and area plans:

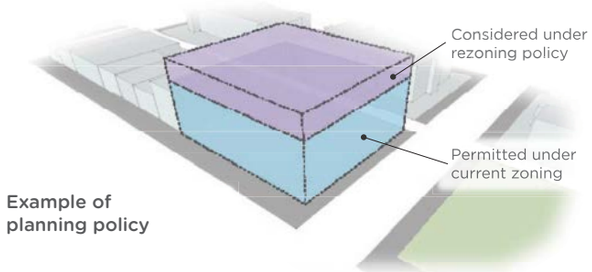
Rezoning policies

Rezoning policies provide guidance for developing or using a property in ways that may not be possible under existing rules or zoning. They provide a framework to achieve City objectives by enabling and incentivizing development across the city.

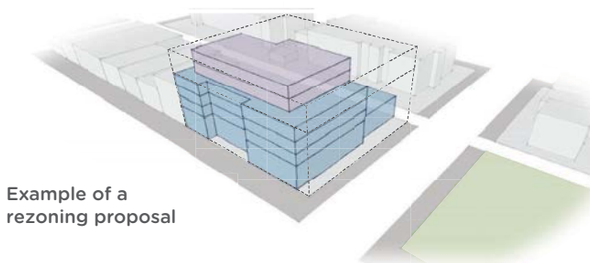
Community and area plans

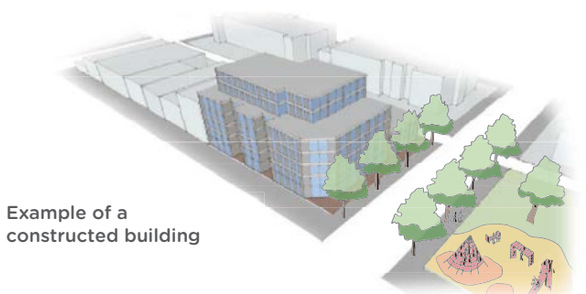
The City of Vancouver has community and area plans that set out the long-term vision for a community area. These plans provide a framework to guide change and development over a period of approximately 20 to 30 years. They may also work within broader objectives established for the entire city and at regional and provincial levels.

Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.



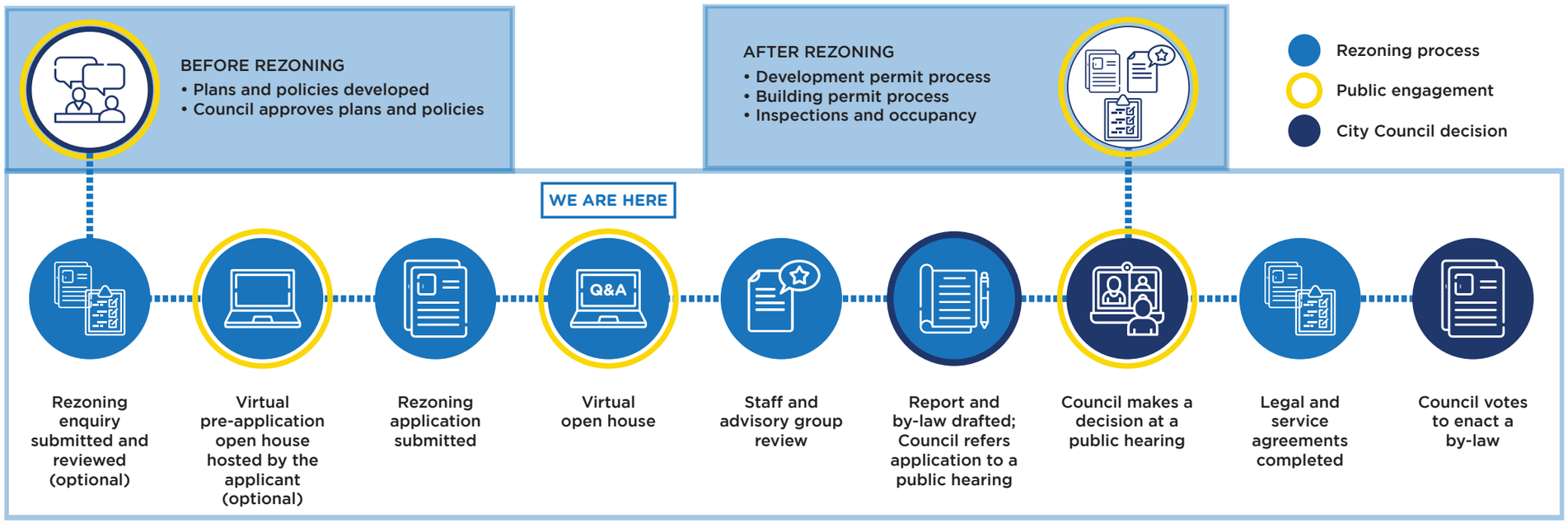
Example of planning policy


Example of a rezoning proposal


Example of a constructed building



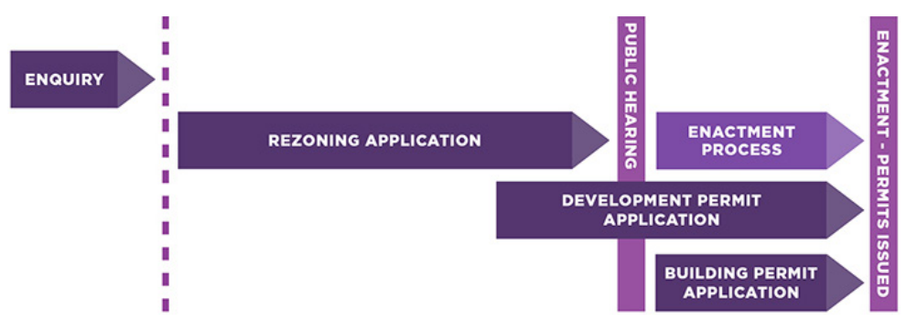
Rezoning Process: Key Steps



SHORT Program

The City of Vancouver's SHORT 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.

This application is being processed through the SHORT program.



Proposed Rezoning





We would like your feedback on a rezoning application

The proposal is to allow for the development of a six-storey residential building. The zoning would change from RT-2 (Residential) District to CD-1 (Comprehensive Development) District. This proposal includes:

- 64 social housing units
- Floor space ratio (FSR) of 2.33
- A floor area of 3,183 sq. m (34,262 sq. ft.)
- Building height of 21.3 m (70 ft.)
- 5 vehicle parking spaces and 68 bicycle parking spaces

The application is being considered under the *Renfrew-Collingwood Community Vision.*



Rezoning Policy Context

As Vancouver continues to experience its housing crisis, it is important to provide appropriate typologies while adhering to the vision sought out by the community. The following documentation were used as guidelines when considering the proposed application:

Renfrew-Collingwood Community Vision

Under the Renfrew-Collingwood Community Vision, rezoning applications for social or affordable housing projects could be considered without additional area planning, because they further adopted citywide policies to encourage housing for lower income and special needs residents.

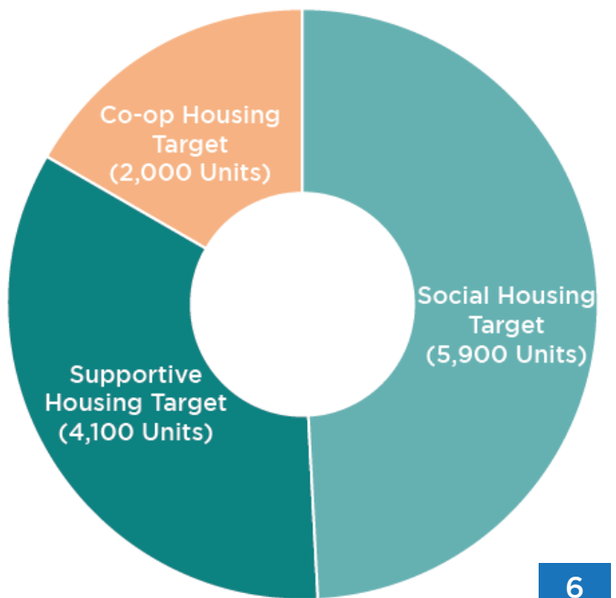
In considering these rezonings, staff would look at not only the needs of the project, but also how it relates to its existing surroundings, and to the future of the area.

Housing Vancouver Strategy

One of Housing Vancouver Strategy's key goals is long-term housing stability for low-income residents currently experiencing homelessness, staying at shelters or living in inadequate housing, and requiring supports. Housing Vancouver sets targets for social housing, which includes co-op and supportive housing, identifying the need for 12,000 units over the next 10 years. Among the 12,000 unit target is to achieve 4,100 long term supportive housing units by 2027.

Achieving these targets require strengthening existing and new partnerships with the non-profit and co-op sector. A key action is to continue to offer City sites as a key contribution to affordable housing partnerships with an emphasis on achieving affordability.



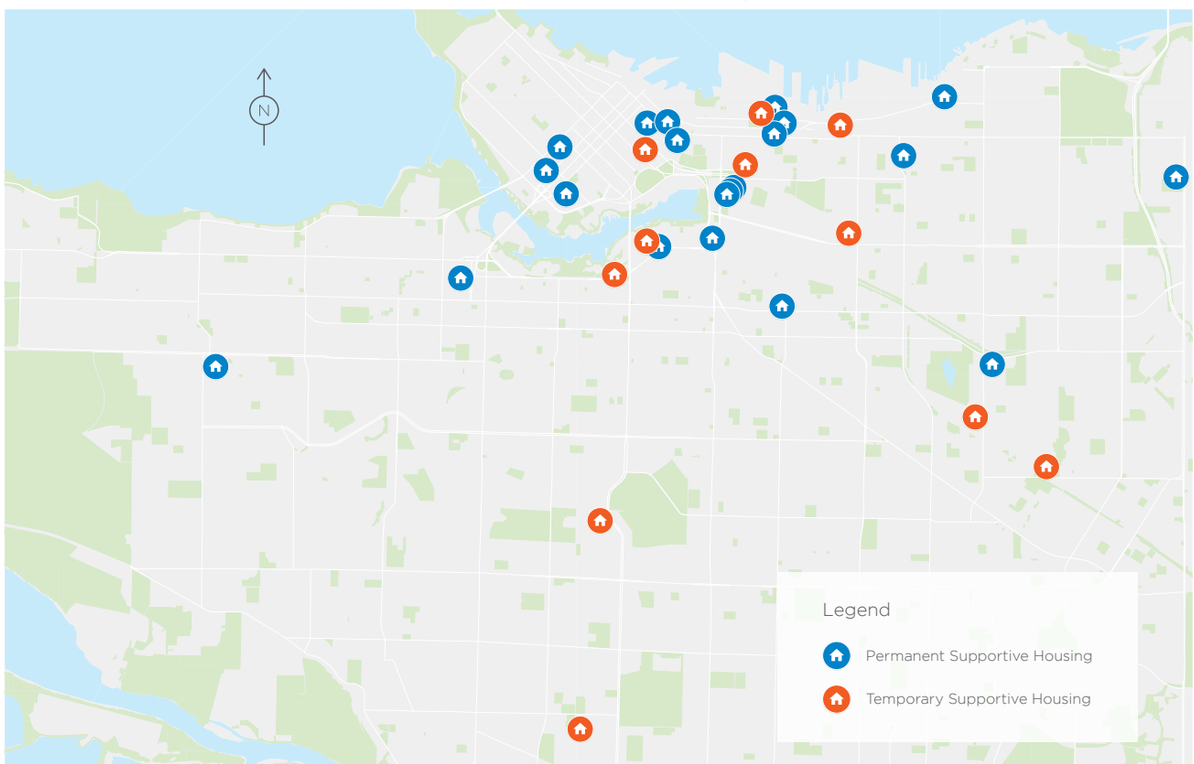


Supportive Housing

Supportive housing is social housing that includes a range of on-site supports to residents, such as life-skills training, and connections to off-site services such as primary health care, mental health, or substance use services.

Since 2010, more than 1,700 permanent supportive homes have opened in Vancouver. There are over 700 temporary supportive homes in Vancouver, providing immediate relief to hundreds of people living without a home.

Purpose-built Supportive Housing Created Since 2010



Ways to Provide Feedback



There are several ways to provide comments to staff

Staff can receive comments throughout the rezoning process up until City Council votes to refer an application to a public hearing. Feedback directed to staff is summarized in the referral report prepared for City Council.

1. Go online at *Shape Your City Vancouver*

https://shapeyourcity.ca/2518-2540-grandview-hwy-s

- Submit your comments
- Ask your questions during the Virtual Open House

2. Send an email to the rezoning planner

PMSHI.rezoning@vancouver.ca



What Happens Next



Referral report

Staff review all comments received and summarize the feedback into a referral report for City Council. This report contains a recommendation to refer the application to a public hearing, along with a recommendation to approve or refuse the application. Conditions to address public concerns may also be included, where feasible.



Referral and public hearing

If an application is referred to a public hearing, surrounding properties and those who have selected to be contacted about the application will receive a public hearing notification. At that point, all comments regarding the application are to be directed to City Council through the City Clerk's Office for consideration at the public hearing.

Public hearings are held to consider and decide on rezoning applications. At public hearings, City Council's role is to listen to all concerns in order to inform their decision on a rezoning application.

Find out more:

- What happens at public hearings
- Contact City Council about public hearing agenda items



