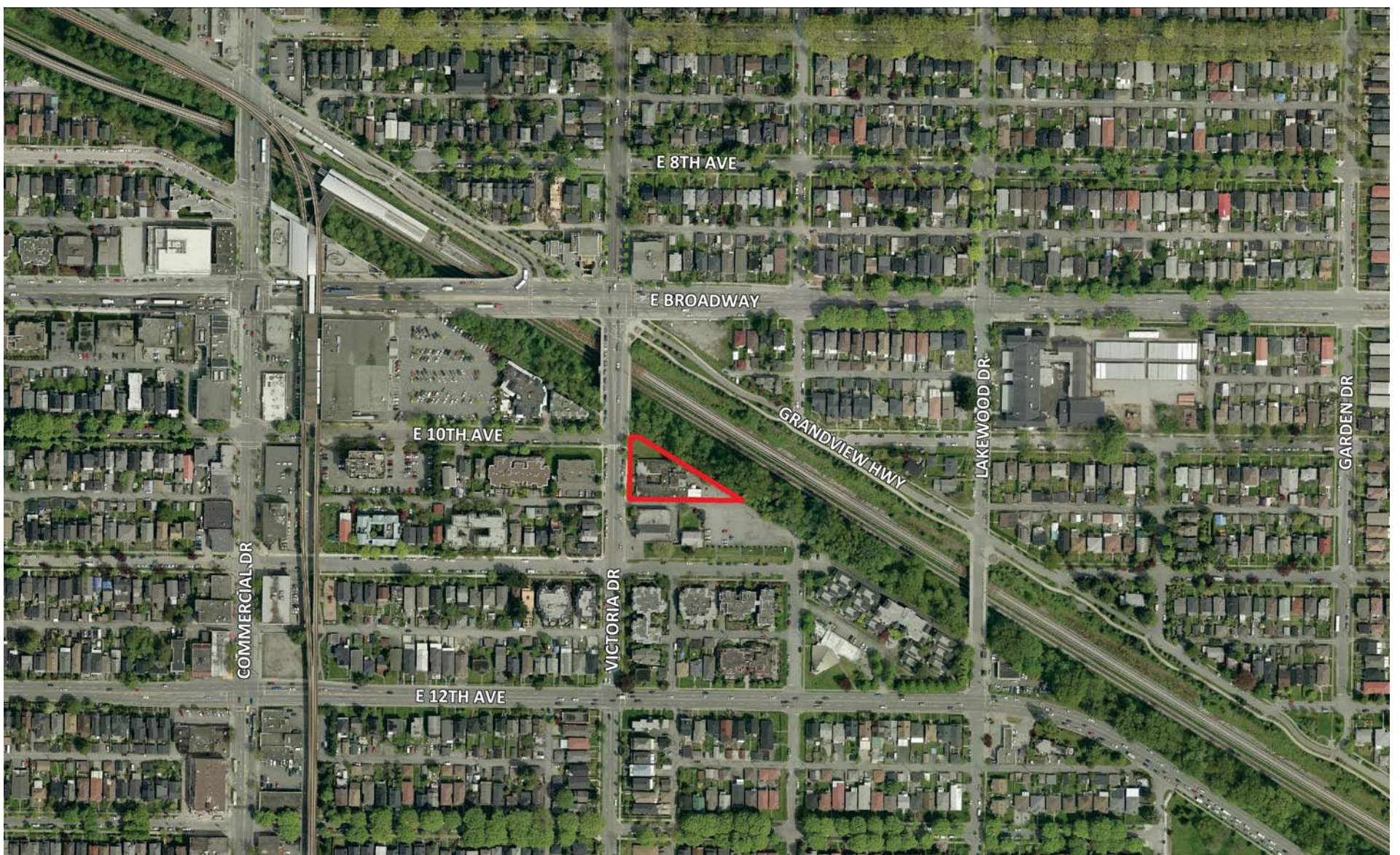


Welcome

Henriquez Partners Architects, on behalf of Immigrant Services Society of BC (ISS of BC), has submitted a concurrent rezoning and development permit application to rezone 2610 Victoria Drive from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District for the purpose of developing a “Welcome House Centre”. The proposal is for a 4- to 6-storey building consisting of:

- a floor space ratio (FSR) of 2.5;
- a maximum height of 20.4 m;
- classroom, meeting, office, and clinic spaces;
- 28 units of short-term and transition housing units; and
- underground parking for 34 cars and 42 bicycles.



Rezoning Frequently Asked Questions

Q. What is zoning?

A. Zoning regulates the use and development of property in the city through by-laws 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 the 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 by-law. This occurs after the applicant has fulfilled required by-law 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 & 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 & 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 & 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 that it be 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 is given an opportunity to make representations directly to City Council 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 By-law

★ Key opportunity for public input (although input can be received throughout process, including Public Hearing)

Public Benefits

Public benefits and amenities are a key component in livable, complete communities. Public benefits are capital facilities and investments that improve social and physical well-being of city residents. They include daycare facilities, parks, community centres, libraries, cultural facilities, affordable housing and street improvements.



Public benefits are funded through three main ways:

Capital Plan:

City Council prioritizes the amenities and infrastructure needed around the City for capital improvements. This is the main source of funding for public amenity improvements.



Development Cost Levies (DCL):

DCLs are charged on any new development that occurs in the City and are determined by the size of development. These augment the capital budget. DCLs are used to pay for parks, child care, non-market housing and engineering infrastructure. They are limited in how they can be spent.



Community Amenity Contributions (CAC):

CACs are negotiated from Rezoning, 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

