

Welcome



Rezoning Application: 282 West 49th Avenue (YMCA)

The City of Vancouver has received an application to amend CD-1 (103) (Comprehensive Development) District to allow for redevelopment of the existing YMCA facility site at 282 West 49th Avenue. The proposal consists of:

- a 5-storey YMCA replacement facility, including childcare, recreation (fitness, gym, and aquatic facilities), community spaces, and a cafe;
- a 13-storey non-market residential building containing 70 units;
- a 20-storey market residential building containing 158 strata units;
- a total floor space ratio (FSR) of 3.53;
- a total floor area of 28,570 sq. m (307,520 sq. ft.); and
- underground parking with 339 vehicle parking spaces and 545 bicycle parking spaces.

This rezoning application is being considered under the *Cambie Corridor Plan*.

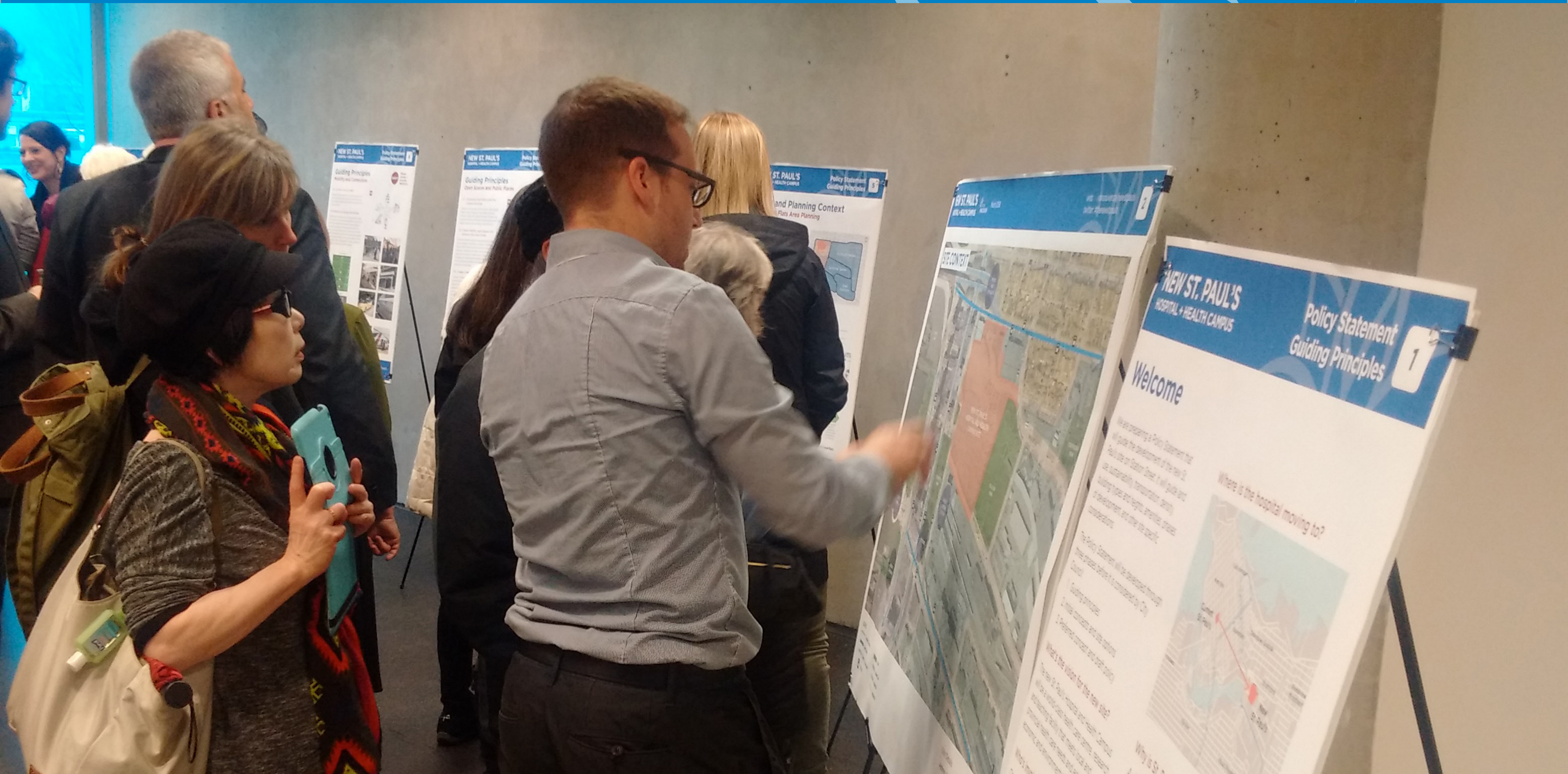
Applicant Contact:

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Rezoning Planner:

Mateja Seaton, City of Vancouver
mateja.seaton@vancouver.ca

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.

Why We Are Here



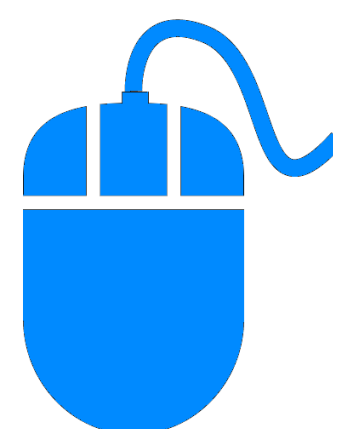
We want to hear from you

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



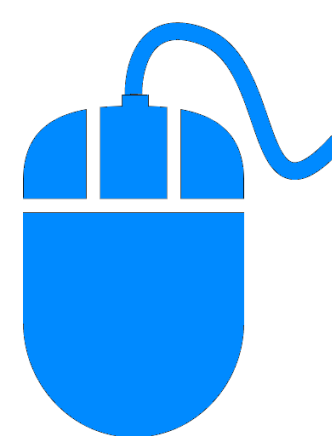
What do you think?

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



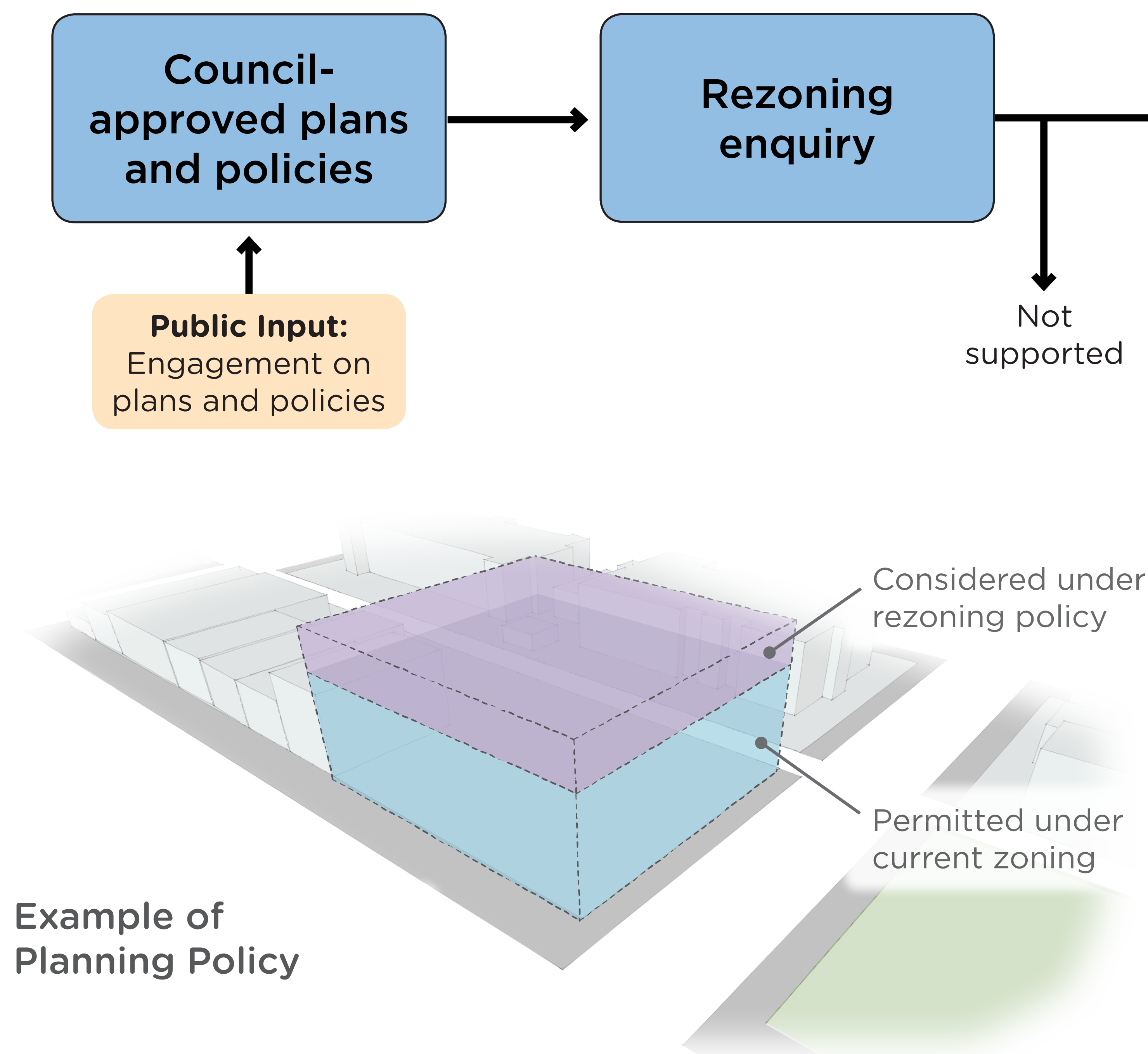
Submit online feedback at vancouver.ca/rezapps

Thank you for coming!

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.



Example of Planning Policy

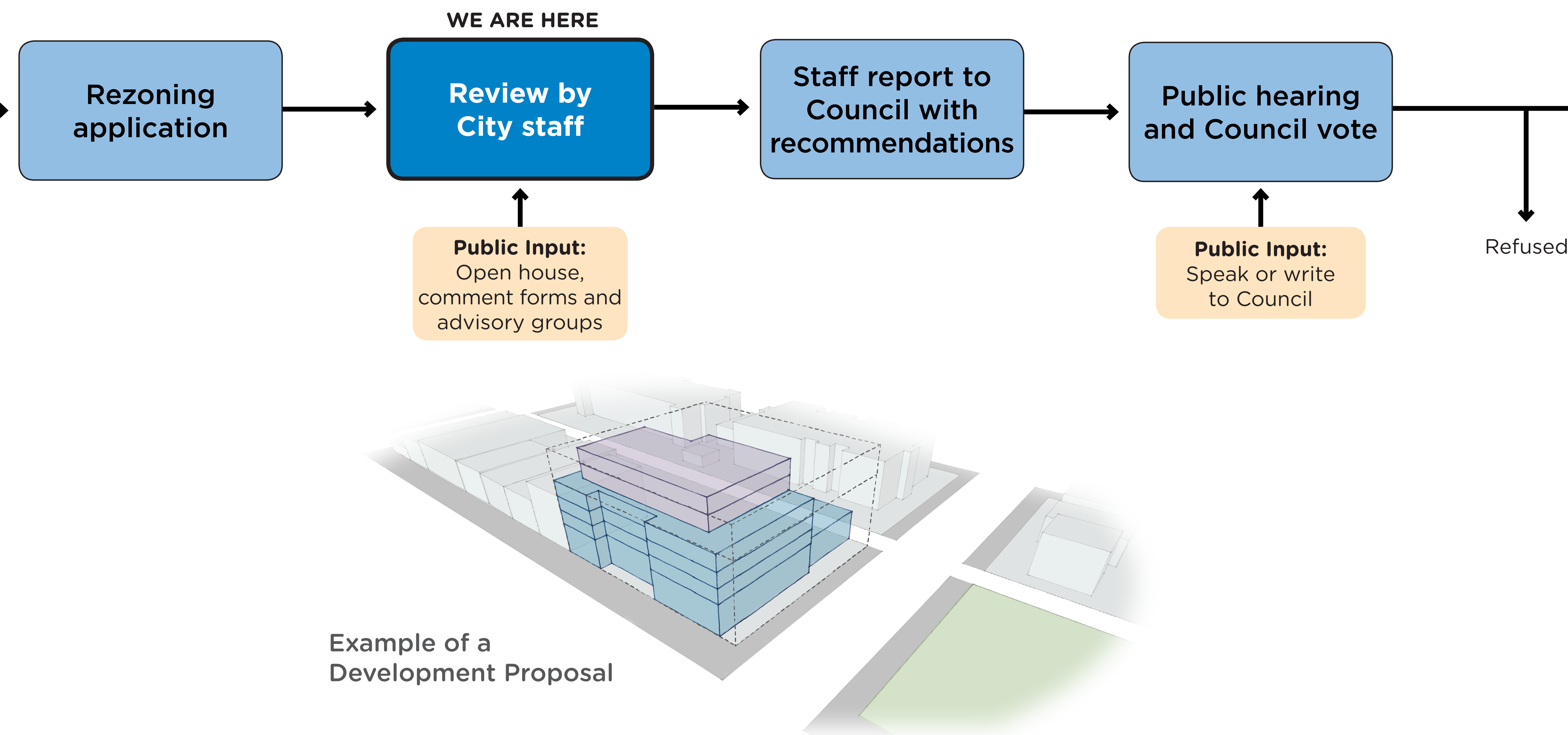
What guides development?

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.

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.



Example of a Development Proposal

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.

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.**

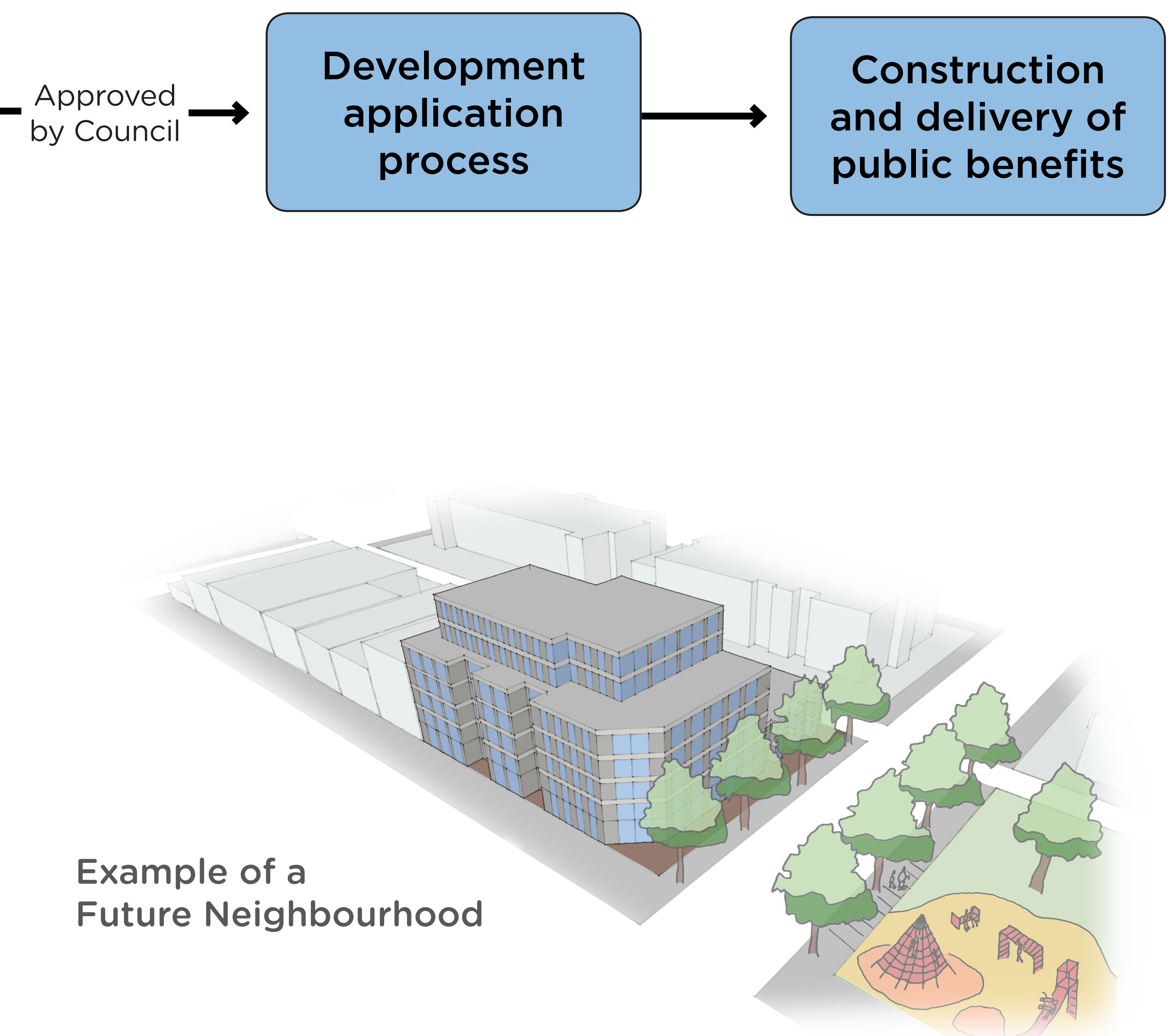
How is my feedback used?

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.

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.



Example of a Future Neighbourhood

What are the benefits to the community?

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

