REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER

3555-3561 East Hastings Street

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

April 19 to May 9, 2021

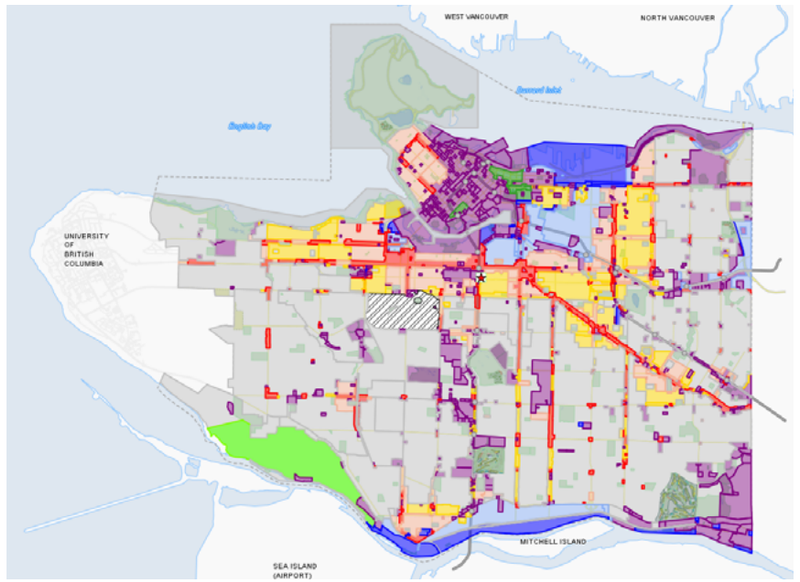


What is Rezoning?

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; and
- secure public benefit contributions to help address increased demand on City facilities resulting from the rezoning.



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.

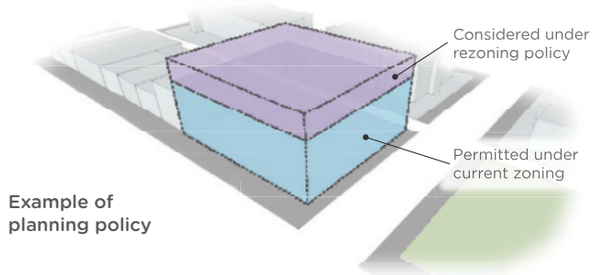
Community and area plans

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.

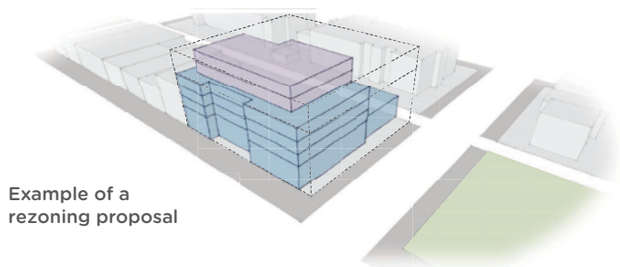
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

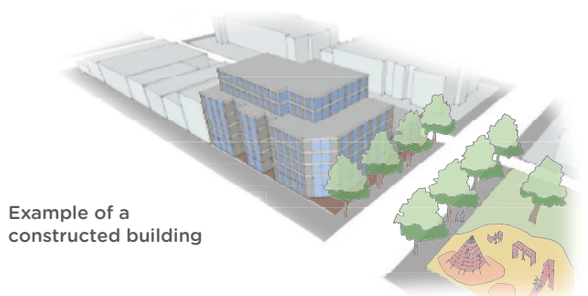
Rezoning policies

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.

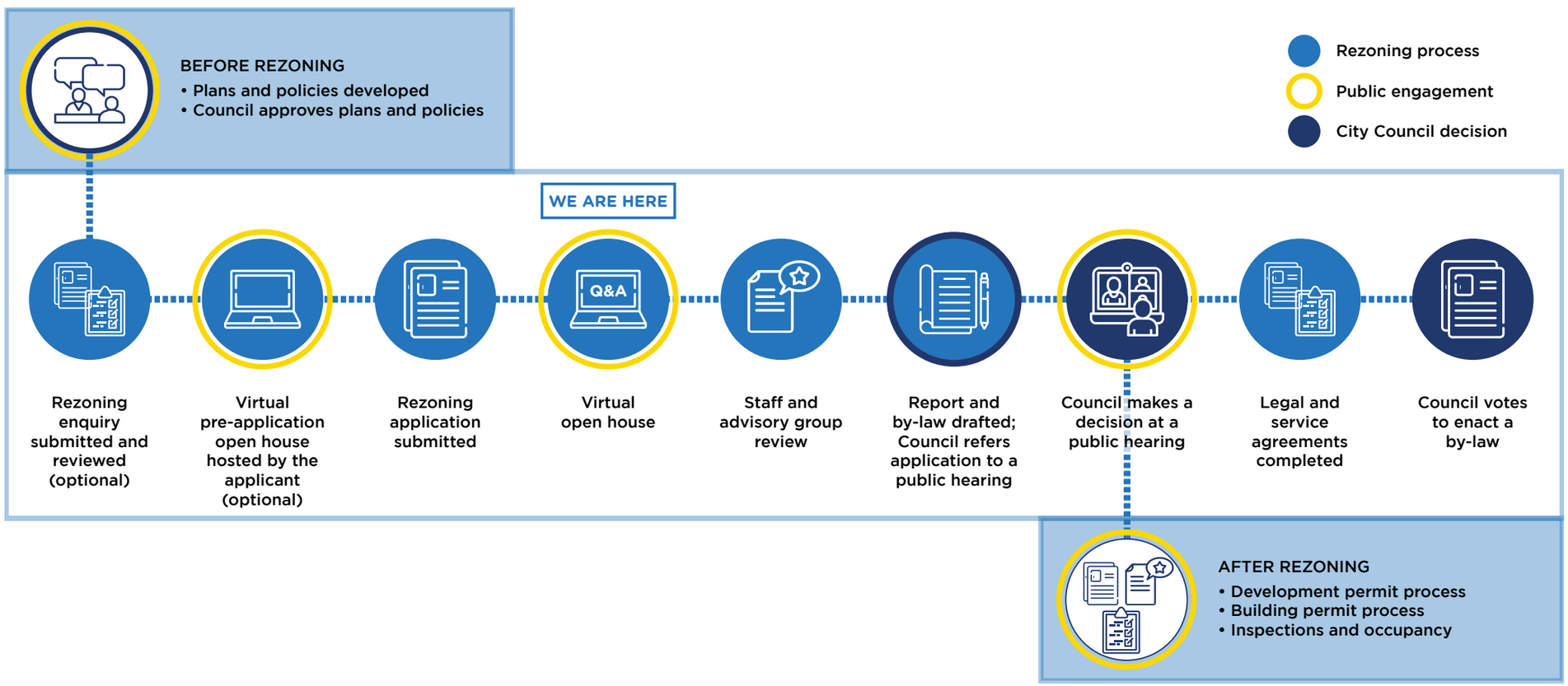


Example of planning policy


Example of a rezoning proposal


Example of a constructed building

Rezoning Process: Key Steps





Proposed Rezoning





We would like your feedback on a rezoning application

The proposal is to allow for the the development of a six-storey mixed-use residential building. The zoning would change from C-2C1 (Commercial) to CD-1 (Comprehensive Development). This proposal includes:

- 56 secured market rental units
- Commercial retail space at grade
- A floor space ratio (FSR) of 3.13
- A gross floor area of 4,678.89 sq. m (50,363 sq. ft.)
- A building height of 24.1 m (79 ft.)
- 49 vehicle parking spaces and 110 bicycle parking spaces

The application is being considered under the *Secured Rental Policy.*

Rezoning Policy Context

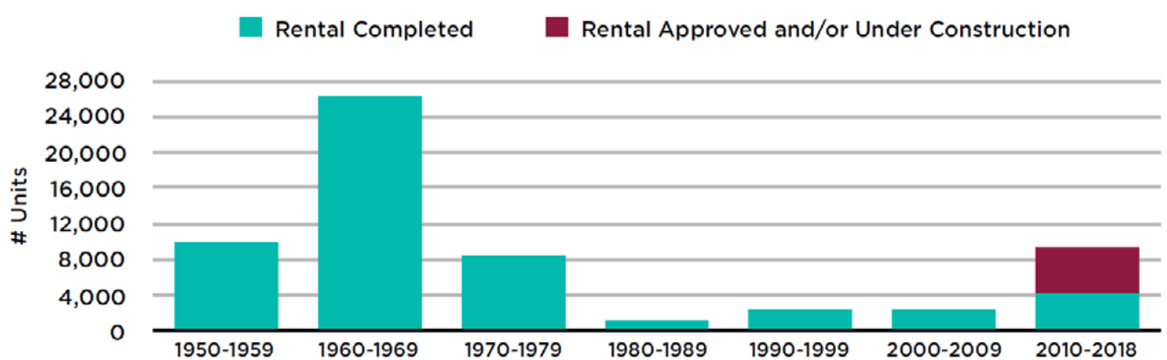
The lack of new purpose-built rental supply and rising demand for rental in the past decade has contributed to Vancouver's rental housing crisis.

As a way to address the need, the City had introduced development incentives for purpose-built market rental housing in 2009. These incentives were some of the first of their kind in Canada and have resulted in almost 9,000 new units of rental being approved since 2010.

Even with the success of these incentive programs, the demand for new rental continues to outpace new supply, and the City continues to fall behind targets set in the City's 10-year *Housing Vancouver Strategy* for rental. Meeting these targets requires significant action on the part of the City to identify new locations for rental, as well as, work with partners in other levels of government to identify additional opportunities and incentives.

Vancouver's Rental Incentive Programs

2009-2012:	Short Term Incentives for Rental (STIR)
2012-2019:	Secured Market Rental Incentive Program (Rental 100)
2012-2019:	Affordable Housing Choices Interim Rezoning Policy (AHC IRP)
2018-2021:	Moderate Income Rental Housing Pilot Program (MIRHPP)
2019-present:	Secured Rental Policy
2019-present:	Below-Market Rental Housing Policy



Source: CMHC Rental Market Survey and City of Vancouver tracking

For more information on housing policies, visit:

- Housing Vancouver Strategy
- Creating and protecting market rental housing



Rezoning Policy

Secured Market Rental Housing Policy

The rezoning policy, also known as Rental 100, was introduced to encourage new purpose-built market rental housing. The intent is to increase the supply of secure market rental housing that is affordable to moderate income households, with affordability achieved through tenure, location, modesty in unit size, level of finishing and design, and over time as the buildings age.

In-stream applications and enquiries

In November 2019, Council approved the *Secured Rental Policy*, which amends the *Secured Market Rental Housing Policy*. For rezoning enquiries and applications submitted prior to November 26, 2019, applicants have the choice to proceed with their application under the new *Secured Rental Policy* or the applicable previous policy. This rezoning is proceeding under the previous *Secured Market Rental Housing Policy*.

Residential rental projects requiring a rezoning

Rezoning applications may be considered for projects only if 100% of the residential floor space is secured as non-stratified rental housing. Qualifying projects may be mixed-use (e.g. include a commercial component) but all residential units must be rental in tenure.

For more information: *Secured Market Rental Housing Policy*

Areas	Existing zoning district	Direction
Commercial areas	C-1	C-2 form of development (up to 4 storeys and 2.5 FSR)
	C-2 C-2B C-2C C-2C1	Generally consider increases up to 6 storeys and commensurate achievable density
	C-3A	Consider additional density; adhere to existing height limits and generally to guidelines
Multi-family areas	RM-3 RM-3A	Consider redevelopment of sites where existing rental units do not currently exist and infill development where appropriate on sites where existing tenants are not displaced; adhere to existing height limits and generally to guidelines
CD-1 zoned areas	CD-1	Consider redevelopment of sites where existing rental units do not currently exist and infill development on suitable sites where existing tenants are not displaced; height and density as appropriate to location and context
Industrial areas that allow residential	MC-1	Consider modest increases in height and density
Areas with Official	Various ODP areas	Consider development sites which allow fo residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South); consider additional density appropriate to context, adhere to existing height limits



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/3555-3561-e-hastings-st

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

Note that the content is available in eight languages

2. Send an email to the rezoning planner

jim.spillane@vancouver.ca

3. Call the rezoning planner

604-707-5376



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