REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER

396 Southwest Marine Drive

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

November 1 - November 21, 2021

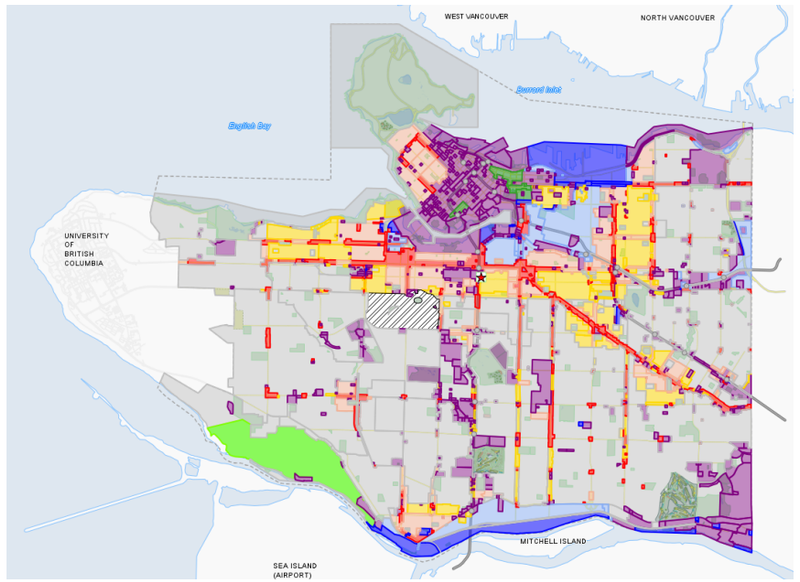


What is Rezoning?

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) and physical form (e.g. height).

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.

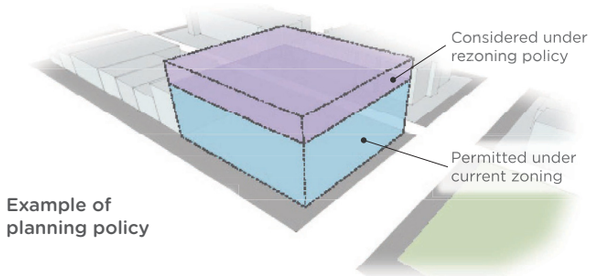
Community and area plans

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.

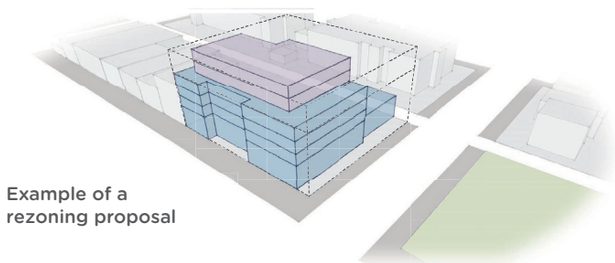
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

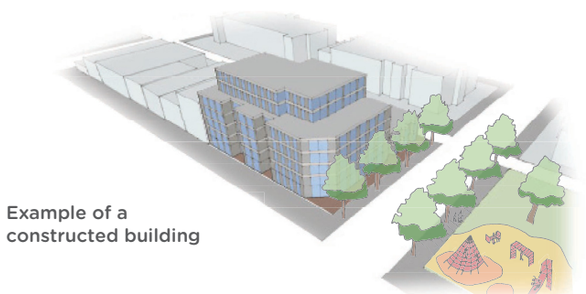
Rezoning policies

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.



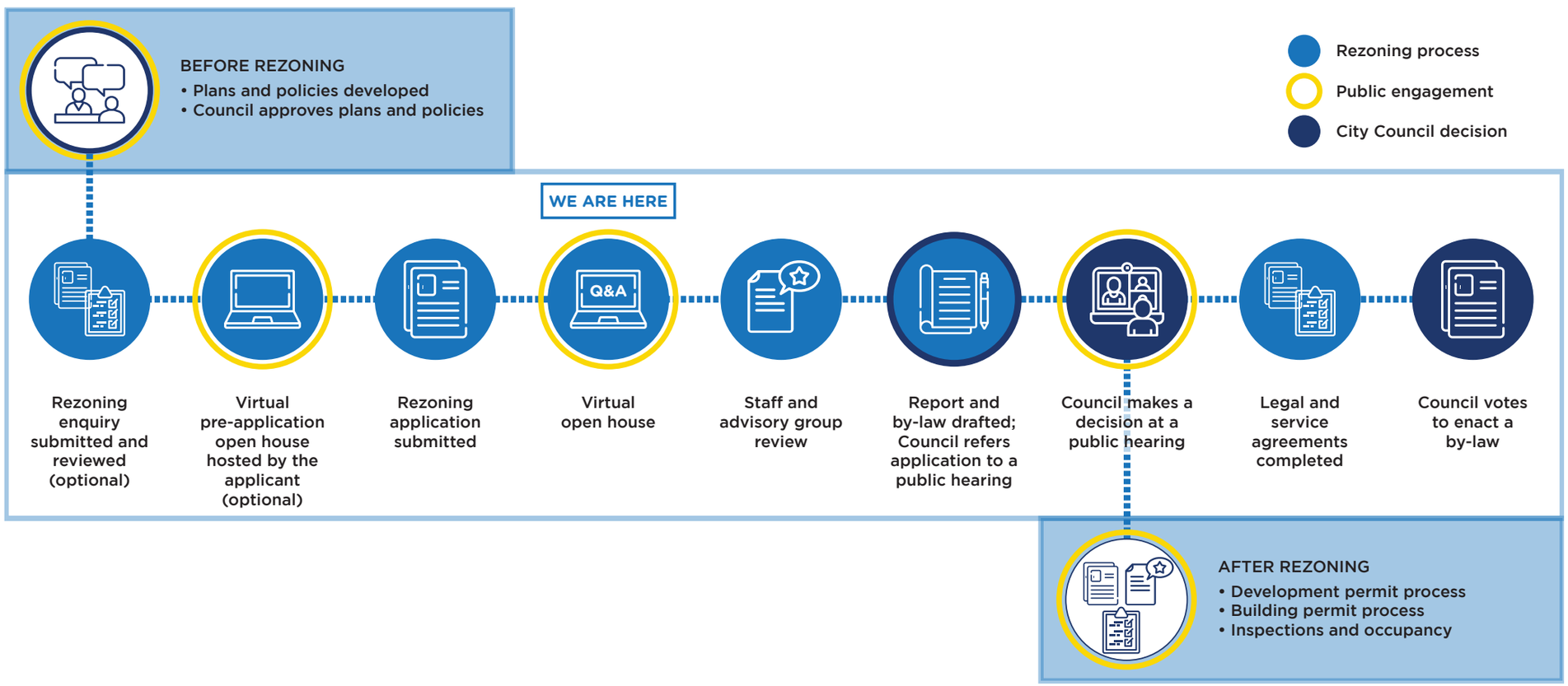
Example of planning policy


Example of a rezoning proposal


Example of a constructed building



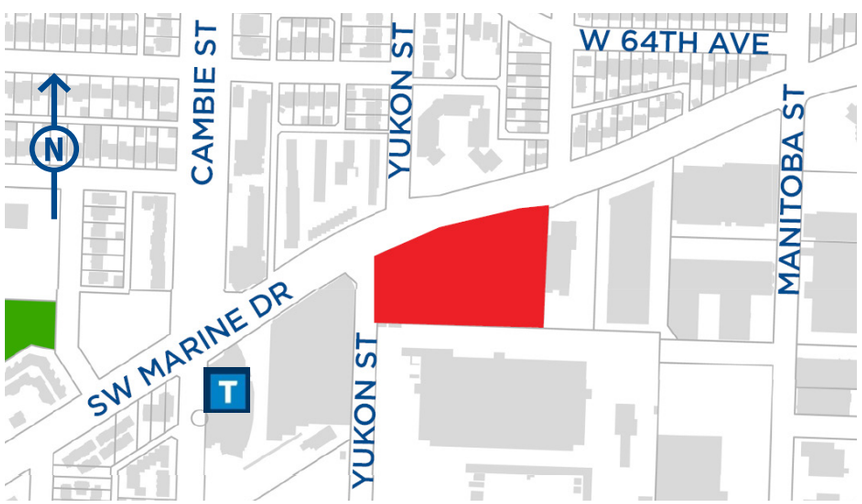
Rezoning Process: Key Steps





Proposed Rezoning





We would like your feedback on a rezoning application

The proposal is to allow for the development of a 10-storey building and a 19-storey building above a 3-storey podium. The zoning would change from I-2 (Industrial) to CD-1 (Comprehensive Development) District. This proposal includes:

- Commercial retail space at grade
- 37-space childcare facility on Level 3
- Office space and light industrial space
- A total floor area of 63,109 sq. m (679,310 sq. ft.)
- A floor space ratio (FSR) of 4.5
- An east building height of 50.3 m (165 ft.) and west building height of 76.2 m (250 ft.)
- Three levels of underground parking, including 674 vehicle spaces and 349 bicycle spaces

The application is being considered under the *Marpole Community Plan* and the *Employment Lands & Economy Review Phase 2 Report*.



Marpole Community Plan: Overview

Overview

The *Marpole Community Plan* was adopted by Council in 2014. The Plan provides a clear, flexible framework that guides positive change and growth. It integrates a range of policy on land use, housing, transportation, parks and open space, community facilities, local economy, arts and culture, and the environment.

The Plan considers short and long-term goals for the community and provides direction on public benefits that will be necessary to serve a growing population.





Marpole Vision

Marpole is a dynamic riverfront community with a history that stretches back thousands of years. Over time, it has adapted and thrived, changing to meet the needs of its diverse community.

The *Marpole Community Plan* embraces this spirit of resilience and diversity by planning to meet local needs and aspirations as well as citywide objectives. While recognizing the importance of the neighbourhood's rich past and unique character, the plan provides new opportunities to live, work, shop, play and learn. It fosters an inclusive community that cultivates character and culture, enhances park space and local amenities, expands housing choices and protects affordability, supports commercial and industrial uses, and strengthens transportation connections within the community and to the Fraser River.

Marpole: Neighbourhood Vision

Sub-area: Cambie

Neighbourhood Character

- Predominantly a single-family neighbourhood area interspersed with social housing and institutional uses
- South of SW Marine Drive is more heavily industrial, with limited residential and commercial uses
- Area has recently been influenced by the introduction of the Canada Line and new developments from the *Cambie Corridor Plan*

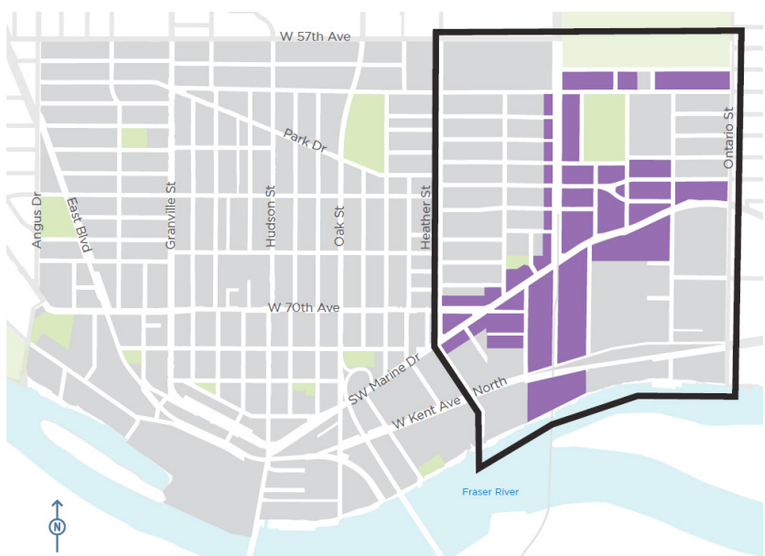
Vision for the Area

The area within a 10 minute walk to the Canada Line will evolve to be a highly walkable, vibrant urban area that responds to its evolving residential context, adjacent industrial area and relationship to the Fraser River:

- The mixed-use hub at SW Marine Drive and Cambie Street will offer new job space, shopping and entertainment uses, housing opportunities and infuse the area with a greater sense of vibrancy
- Low-rise buildings and ground-oriented family housing such as townhouses will provide a sensitive transition between higher buildings and single-family homes
- Opportunities for additional social housing in this transit-supported area will be provided
- The industrial areas south of SW Marine Drive will be retained and enhanced with employment opportunities on limited and strategically located sites

Placemaking

- Create attractive and safe walking and cycling connections through the neighbourhood, including mid-block connections, prioritizing improvements close to transit, shops, schools and parks
- Create a more comfortable and engaging walking experience along SW Marine Drive
- Mixed-use buildings should reflect the industrial adjacency while providing an animated edge for people walking, including visible entries



Cambie sub-area

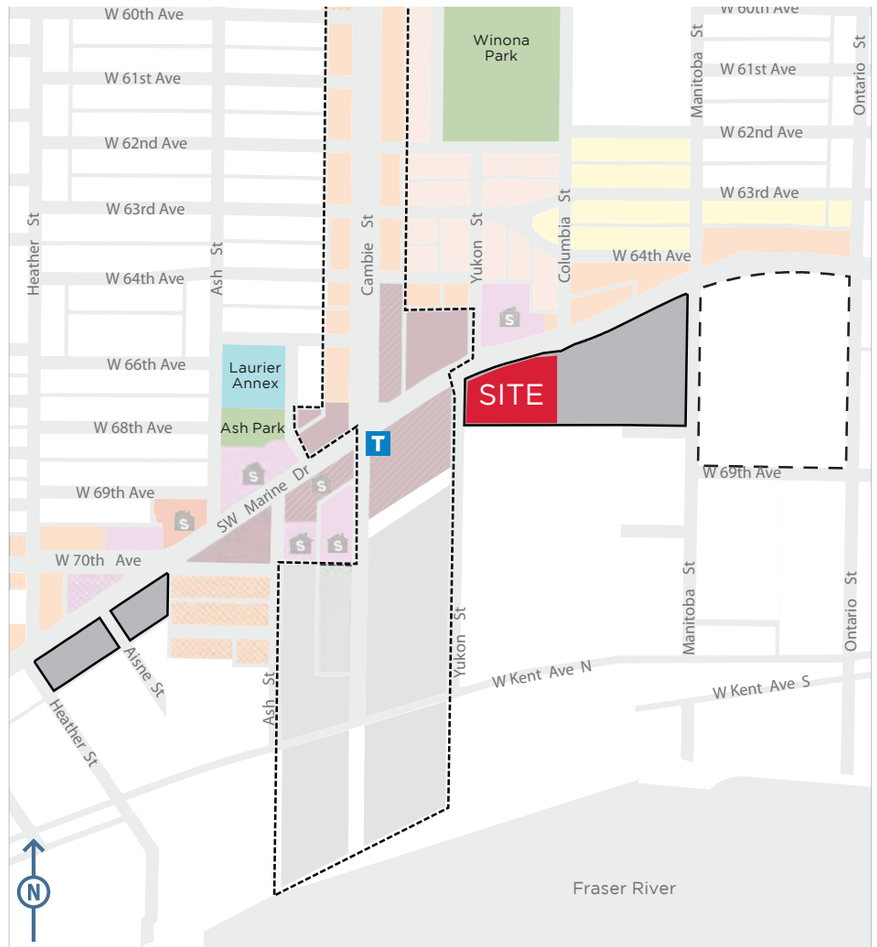


Marpole: Land Use Policy

Intensive Employment Area

The intent for these properties is to encourage high-intensity employment uses such as office or institutional uses that are transit-trip generating, while continuing to permit traditional industrial use. Other non-industrial uses, including large format, may be supported only in combination with high intensity employment uses.

- Height up to 100 ft.
- FSR up to 3.0
- Employment uses that are transit-trip generating are encouraged (e.g., office, community college)
- Large format are non-industrial uses, including grocery and drug stores, not supported unless in combination with high-intensity transit-trip generating job uses (e.g., retail at grade with office use above).
- Surface parking is generally discouraged and is not supported at the rear of the site. Locate parking below grade or at rear of site
- Large floor plates are permitted to accommodate a variety of employment uses
- Visual interest and transparent treatment required at street-facing elevations
- Vehicle access points must balance pedestrian and cyclist safety with site function
- Provide mid-block and through-site connections to the Canada Line station for walking and cycling
- Other industrial area zoning and policies to remain unchanged





Employment Lands & Economy Review

Overview

Approved in October 2020, the *Employment Lands and Economy Review* (ELER) is a major research and stakeholder engagement initiative designed to inform the economic foundations of the *Vancouver Plan* process. The project includes analysis of the characteristics of Vancouver's economy, change over time and projections for the future including analysis of the city's capacity to accommodate job growth over the long term under existing policy and zoning.

Review of Marine Landing Intensive Employment Area Rezoning Policies

- The October 2020 ELER Report identified emerging directions to help guide future planning and engagement in the *Vancouver Plan* process and outlined a series of quick start actions, including direction to review policies for intensification of job space in key areas for consideration in upcoming rezoning referrals.
- In this area, the *Marpole Community Plan* (2014) and the *Cambie Corridor Plan* (2018) allow for consideration of rezoning applications on identified Intensive Employment sites for projects that deliver 100% job space, specifically for high intensity employment uses, such as office, institutional, and industrial uses.
- Consultation and technical analysis demonstrated the need for municipalities to preserve industrial lands, particularly for city-serving industrial employment. As such Vancouver needs to consider ways to encourage multi-storey industrial spaces in key locations to meet needs, such as the Intensive Employment sites in the Marine Landing Area of Marpole.
- In order to encourage the delivery of multi-storey light industrial space on these sites, an increase of heights and densities from those set out in the *Marpole Community Plan* and the *Cambie Corridor Plan* would likely be required.

Consideration of Rezonings:

- Delivery of multi-storey industrial space as part of developments with 100% job space. This maintains and potentially grows the needed industrial component typically required in I-2.
- Directions from the ongoing Marine Drive Station Area analysis on enhanced public realm, the implementation of the Blue-Green Network, green infrastructure, tree canopy, improved connectivity and delivery of public amenities as well as built form and urban design considerations appropriate for this pedestrian and transit-oriented node.
- Incorporation of flood control measures into site planning and building design, as applicable.
- Upgrades to the transportation network to enable more trips by walking, cycling, and transit, improved permeability through large sites and across Marine Drive.
- Concerns around the regional sewer system capacity need to be resolved with Metro Vancouver prior to intensification of this area.

Next Steps

Council directed staff to consider amendments to the *Marine Landing Intensive Employment Area Rezoning Policies* for projects that include multi-storey light industrial space as part of developments that deliver 100% job space on these sites, with heights and/or densities beyond those set out in the plans. Staff will continue to work with proponents to ensure proposals reflect emerging directions from the ongoing Marine Drive Station Area analysis.



Marine Landing Review

Overview

In 2020, Council approved revised land use policies to support more affordable housing and employment space in Marine Landing. These changes will result in more people living and working in the neighbourhood in the future. As a result, staff completed an area analysis to re-visit the needs and priorities for Marine Landing. The draft guidelines are the outcome of that review, and build on the *Marpole Community Plan* and *Cambie Corridor Plan*. The guidelines provide direction for affordable housing and intensive employment sites seeking heights and densities beyond existing community plans in the area around Marine Drive SkyTrain Station.

Visit **Marine Landing Review** online for more information.

Context Map



Key Components

The analysis focused on developing guidelines for the following area-wide considerations:



Built Form



Public Realm Improvements



Public Amenities needs (i.e. Childcare)



Transportation + Utilities Upgrades

Timeline

- **Marpole Community Plan Approved** — April 2014
- **Ashley Mar Issues Report to Council** — Feb 2020
- **ELER Review to Council** — Oct 2020
- **Complete Area Analysis and Technical Reviews** — Summer 2020 to Fall 2021
- **Draft Guidelines for Public Comment** — September 2021
- **Report to Council with Final Guidelines** — Winter 2021

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/396-sw-marine-dr

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

2. Send an email to the rezoning planner

scott.erdman@vancouver.ca

3. Call the rezoning planner

604-873-7271



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