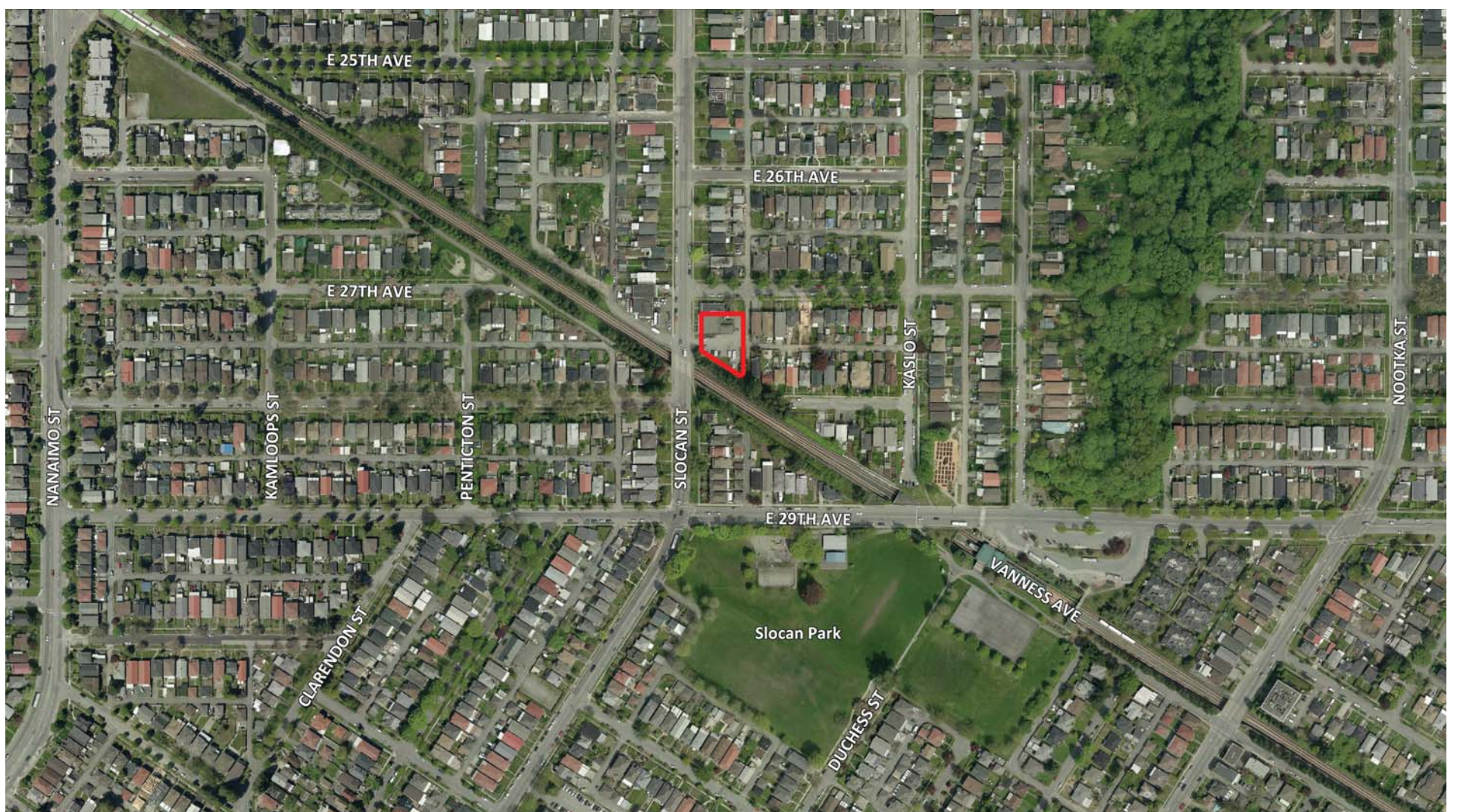


Welcome

Yenik Realty Ltd. has submitted a concurrent rezoning and development permit application to the City of Vancouver to rezone 4320 Slocan Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a 4-storey mixed-use building, comprised of:

- 2 commercial retail units (CRUs);
- 41 residential rental units;
- a floor space ratio (FSR) of 2.11;
- a floor area of 3 956 m² (42,585 sq. ft.);
- a height of 14.2 m (46.4 ft.); and
- 19 parking stalls, 61 bicycle spaces, 1 car-share space, and 2 loading spaces.



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)

Short Term Incentives for Rental Housing Program (STIR)

The Short Term Incentives for Rental (STIR) is a City program that responds to the market rental housing shortage by providing incentives to encourage the development of new market rental housing by the private sector. The program ended on December 15, 2011. However, all applications received prior to the deadline will be processed through the City's standard development processes.

The Opportunity

The STIR program encourages projects to provide multi-residential rental housing units secured for the life of the building or 60 years, whichever is greater, under a Housing Agreement with the City.

The main focus of the STIR program is to increase the supply of rental housing. The program provides City incentives to private sector developers so that building rental housing becomes economically viable. The objective is to achieve rents that are affordable to households in the regular housing market looking for rental housing. Affordability is achieved through size of units (e.g. modest sized units), finishings, and design features.

STIR Program incentives include:

- Development Cost Levy waiver (on rental units only)
- Parking requirement reductions (on rental units only)
- Discretion on unit size
- Increased density
- Expedited permit processing

