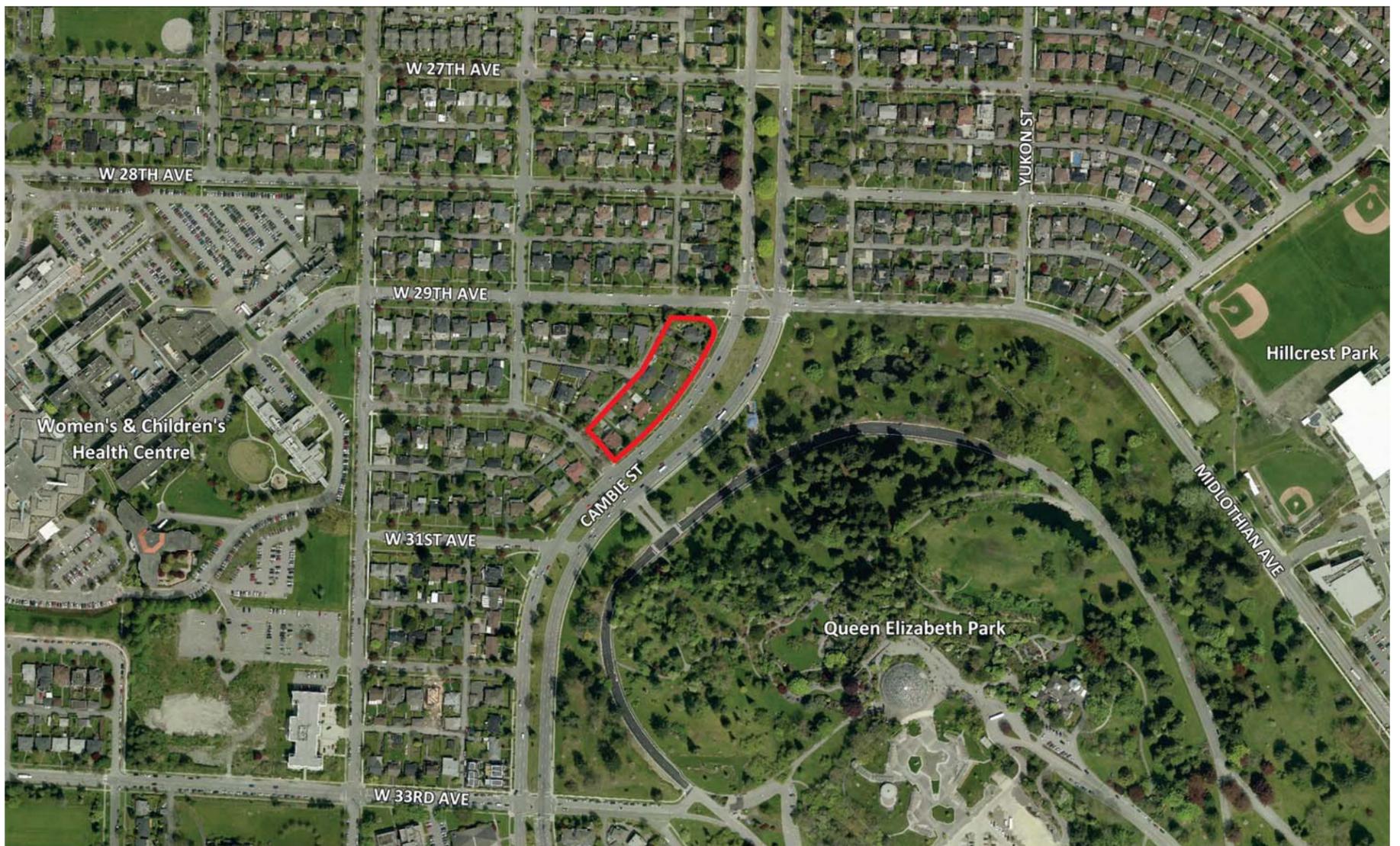


Welcome

Intergulf Development Group has applied to the City of Vancouver to rezone 4533-4591 Cambie Street and 510 West 29th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is for:

- 3 residential buildings at 6 storeys with 177 units (37 units being provided as market rental housing);
- 8 townhouses;
- a floor space ratio (FSR) of 2.62; and
- 195 underground parking 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)

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):

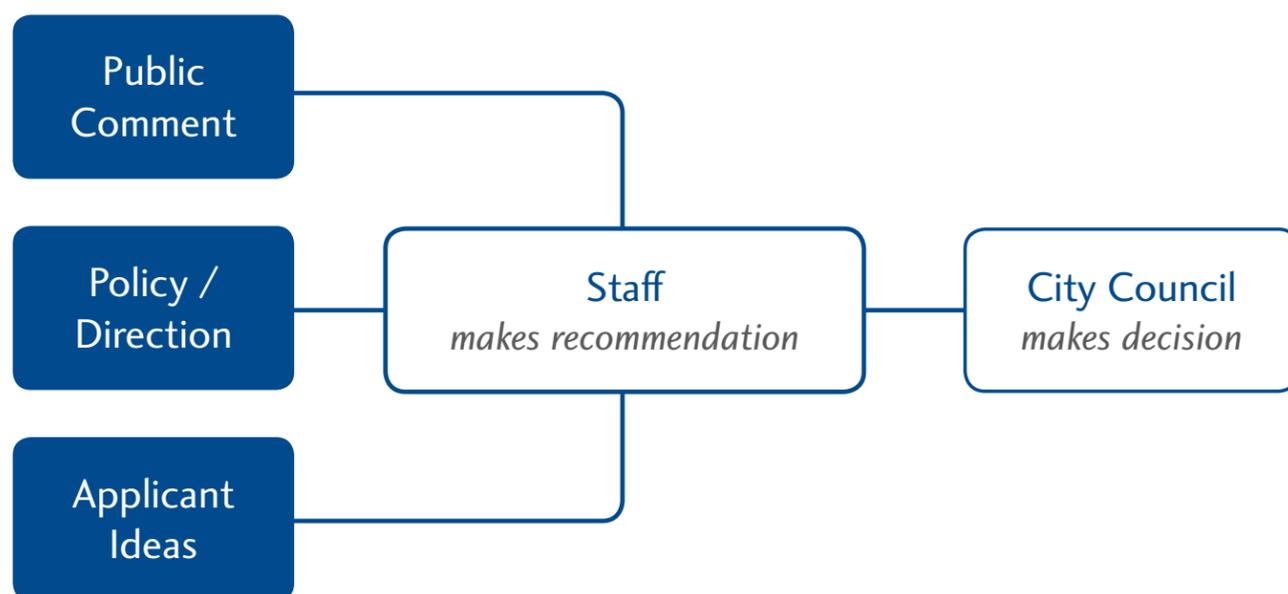
DCLs are charged on any new development that occurs in the City and are determined by the size of development. These augment the capital budget. DCLs are used to pay for parks, child care, non-market housing and engineering infrastructure. They are limited in how they can be spent.



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

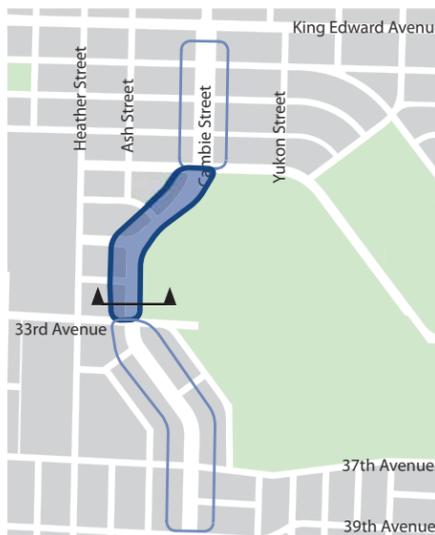


Cambie Street: 29th - 33rd Avenue

Excerpts from Cambie Corridor Plan

Applicable Policy Directions

This portion of the Corridor sweeps around Queen Elizabeth Park, with buildings on the west side creating an edge boundary against the park lands to the east. The built form response to this unique location should acknowledge the “openness” that results from the current rhythm of existing houses. Larger openings between new buildings, for example, and shorter building frontages will help to highlight the special features of this area.

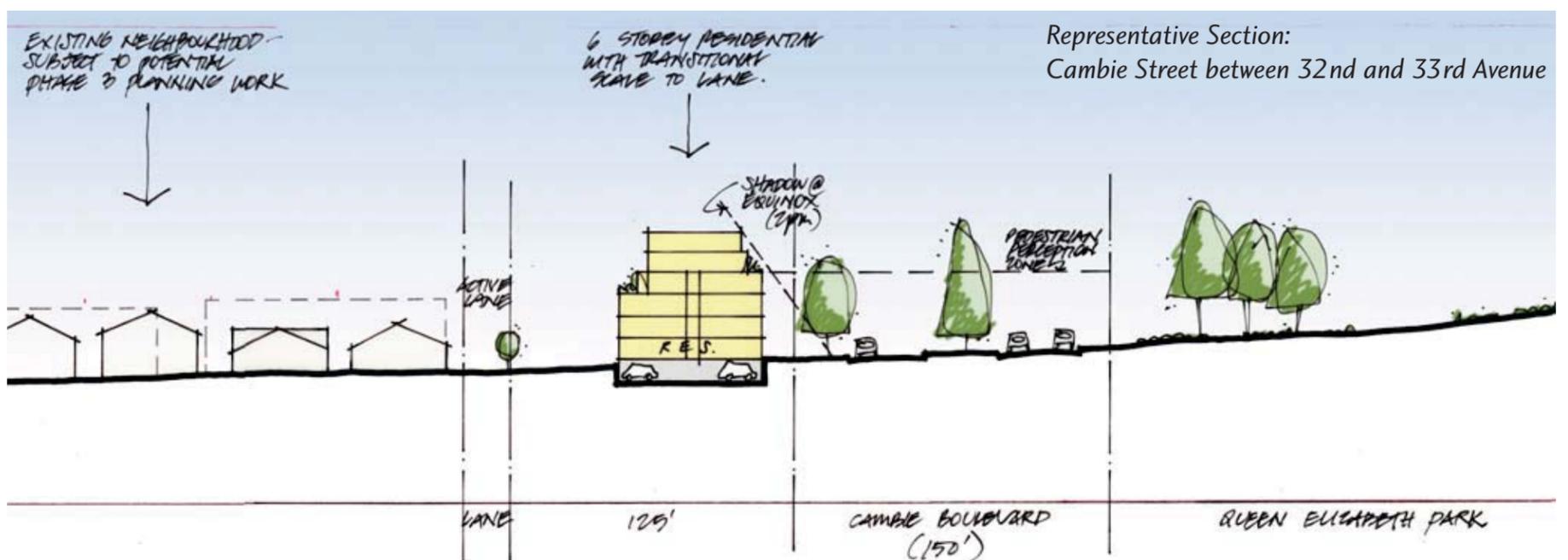


- Residential buildings will be allowed up to six storey
- Above four storeys, upper floors will be stepped back from Cambie Street
- Consider opportunities to integrate small scale locally serving commercial space focused around a potential new station at 33rd Avenue, considering the relationship to the park and surrounding neighbourhood
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing active uses on the rear
- Development proposals will include required public realm features (i.e. street trees, landscaped setbacks etc.)

Queen Elizabeth

The Queen Elizabeth area’s existing residential character, with its green park-like setting, will be strengthened and enhanced. The area is also characterized by its proximity to several large institutional sites including Women’s and Children’s Hospital, St. Vincent’s Campus of Care site, the RCMP Barracks site and Eric Hamber Secondary School. Most of these institutional sites will stay and serve existing and future populations while others like the RCMP Barracks will likely redevelop with new uses and buildings.

New mid-rise residential buildings will be introduced along Cambie Street with special design consideration for buildings directly across from Queen Elizabeth Park (north of 33rd Avenue) to reflect the unique siting conditions and public view opportunities. Sidewalks and setbacks will respond to the park edge, and include green buffers and edges that contribute to this unique area of the community and City. New lower-scale family oriented housing opportunities will be explored and considered for the areas surrounding King Edward Station and the future station at 33rd Avenue as part of planning for Phase 3 (not scheduled at this time).



vancouver.ca/cambiecorridor