REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER

4906-4958 Main Street

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

November 7 to November 27, 2022

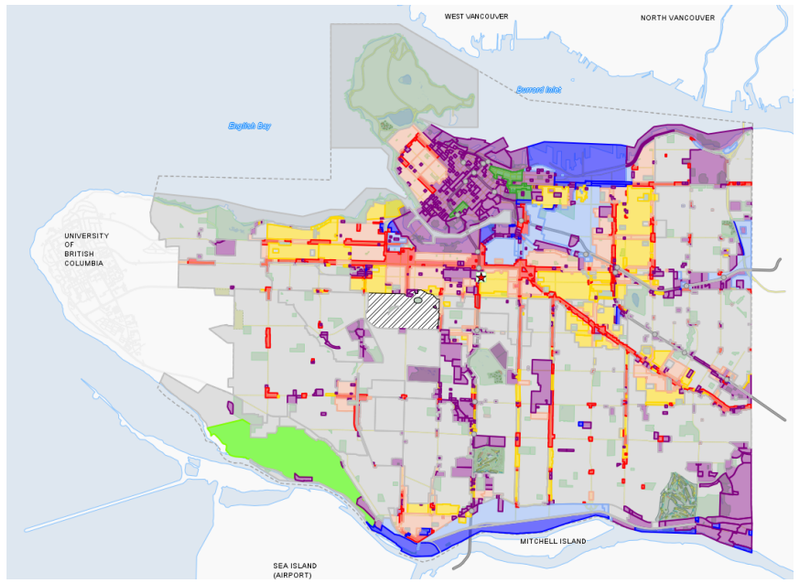


What is Rezoning?

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. There are two different policy approaches that may permit a rezoning, rezoning policies or community and area plans:

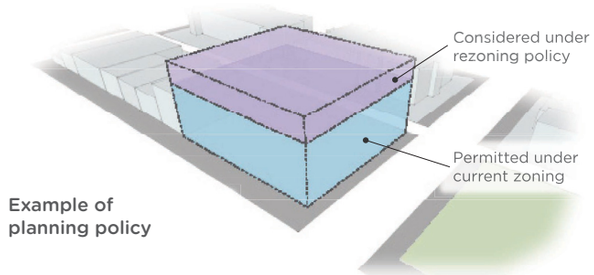
Rezoning policies

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.

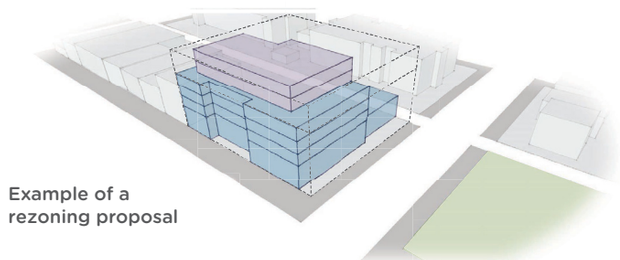
Community and area plans

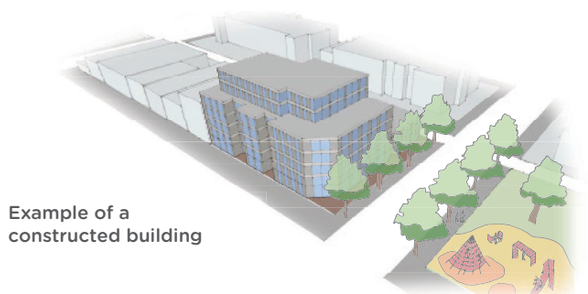
The City of Vancouver has community and area plans that set out the long-term vision for a community area. These plans provide a framework to guide change and development over a period of approximately 20 to 30 years. They may also work within broader objectives established for the entire city and at 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.



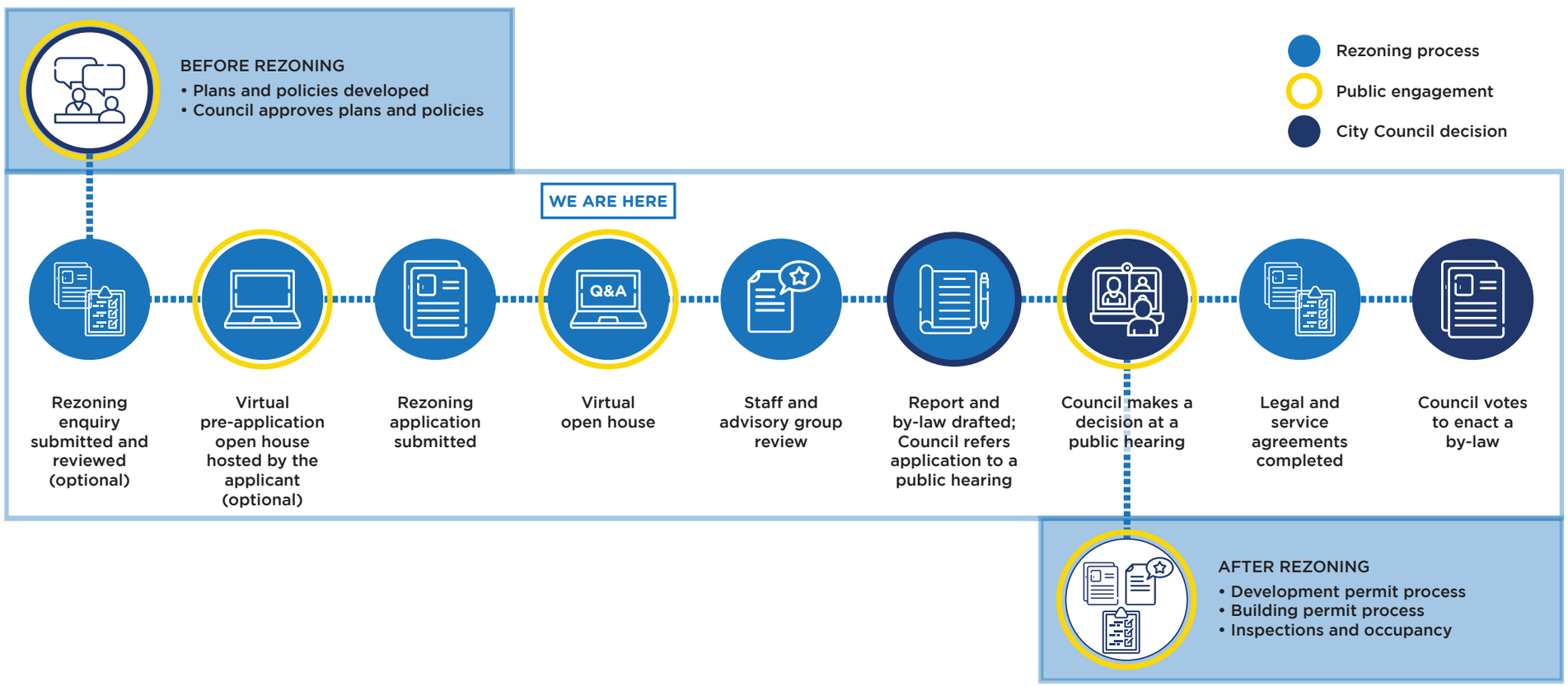
Example of planning policy


Example of a rezoning proposal


Example of a constructed building

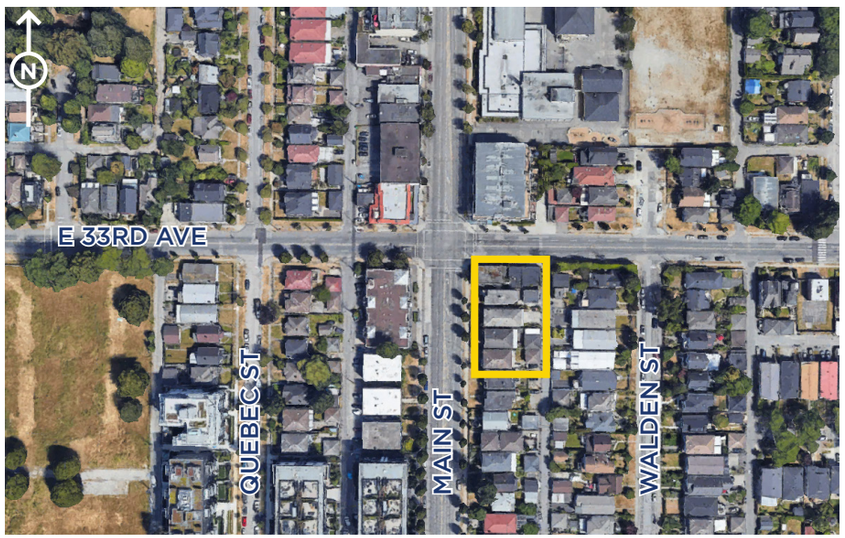


Rezoning Process: Key Steps





Proposed Rezoning





We would like your feedback on a rezoning application

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

- 72 secured market rental units
- Commercial retail space at grade
- A floor space ratio (FSR) of 3.2
- A floor area of 5,503.46. sq. m (59,240 sq. ft.)
- A height of 21.5 m (70.5 ft.)
- 75 vehicle parking spaces and 147 bicycle parking spaces

The application is being considered under the *Affordable Housing Choices Interim Rezoning Policy.*



Rezoning Policy Context

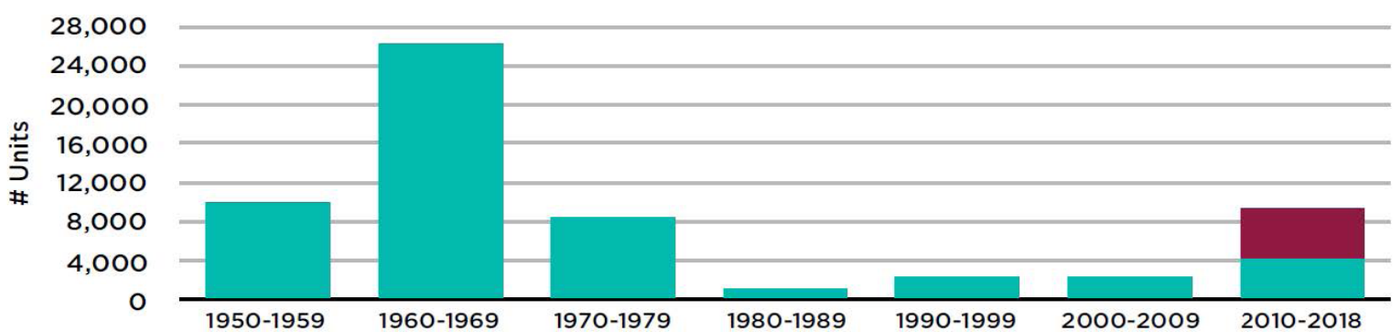
The lack of new purpose-built rental supply and rising demand for rental in the past decade has contributed to Vancouver's rental housing crisis.

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



For more information on housing policies, visit:

- Housing Vancouver Strategy
- Creating and protecting market rental housing



Rezoning Policy

Affordable Housing Choices Interim Rezoning Policy

The rezoning policy was introduced to encourage ground-oriented and mid-rise affordable housing types and tenures, including purpose-built rental apartments and townhouses. The policy was intended as a pilot to enable real examples of housing types to be tested for potential wider application. It was also designed to demonstrate the transition zone concept by enabling ground-oriented housing types to provide a transition between higher density areas along arterial streets and lower density residential areas.

In-stream applications and enquiries

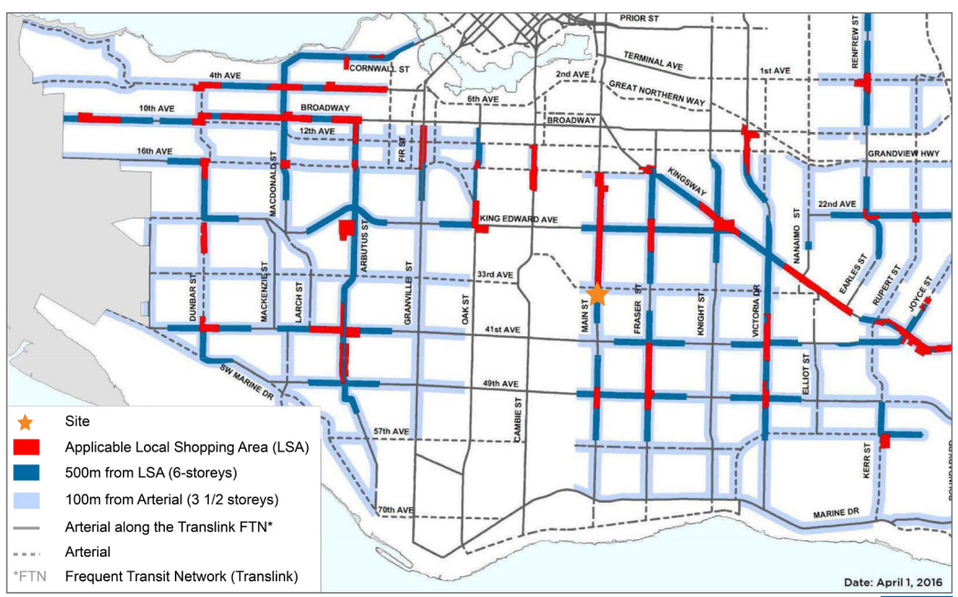
Opportunities for new rental under the AHC IRP has been consolidated into the new *Secured Rental Policy* (approved November 26, 2019). However, enquiries received prior to this date are still eligable under the AHC IRP in fairness to in-stream applicants. This rezoning is proceeding under the previous *AHC IRP.*

Criteria for consideration of rezoning

Rezoning applications will be considered if they meet criteria on affordability, location and form of development. A project where 100% of the residential floor space is rental housing may be considered if it meets the location and form of development criteria.

For more information:
Affordable Housing Choices Interim Rezoning Policy

Location	Form of Development	as shown
Sites fronting an arterial street that is on TransLink's Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on map).	Mid-rise forms up to a maximum of 6 storeys	dark blue areas on map
Sites within approximately 100 metres (i.e. 1.5 blocks) of an arterial street.	Ground-oriented forms up to 3.5 storeys (which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses) or four storey apartments	light blue areas on map



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/4906-4958-main-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

helen.chan2@vancouver.ca

3. Call the rezoning planner

604-829-9615



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