

# REZONING VIRTUAL OPEN HOUSE



## 5229-5249 Ash Street

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

April 4 to 24, 2022





# What is Rezoning?

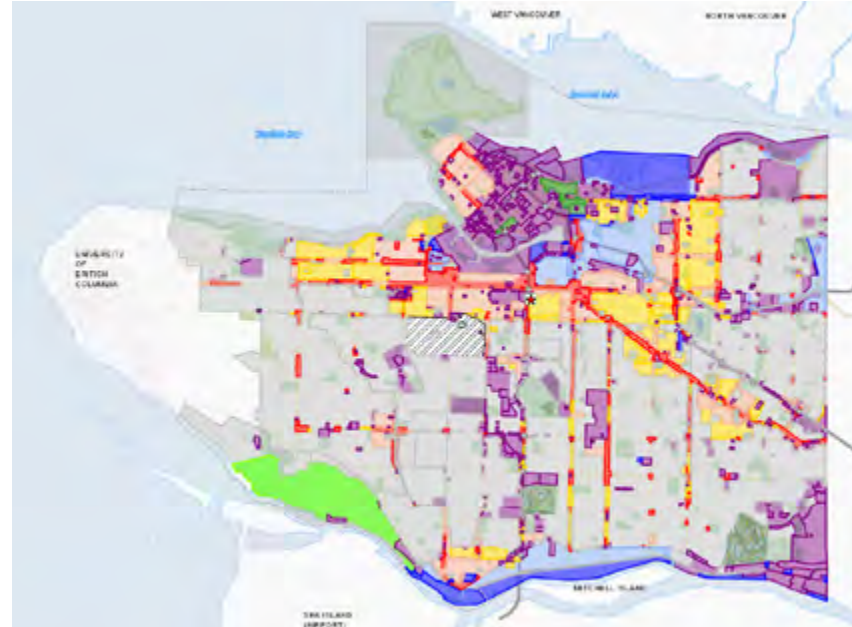
The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling) and physical form (e.g. height).

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.

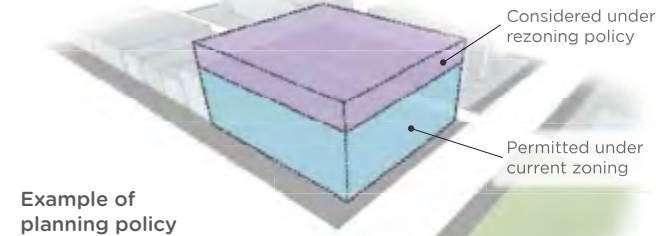
## Community and area plans

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.

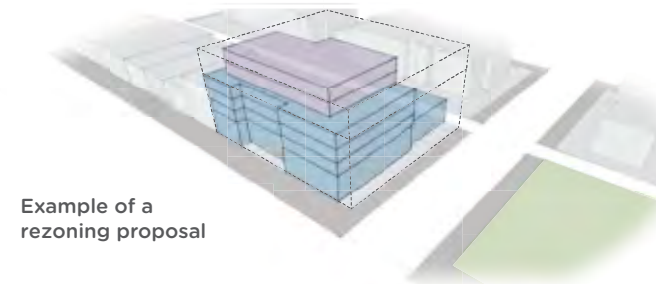
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

## 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

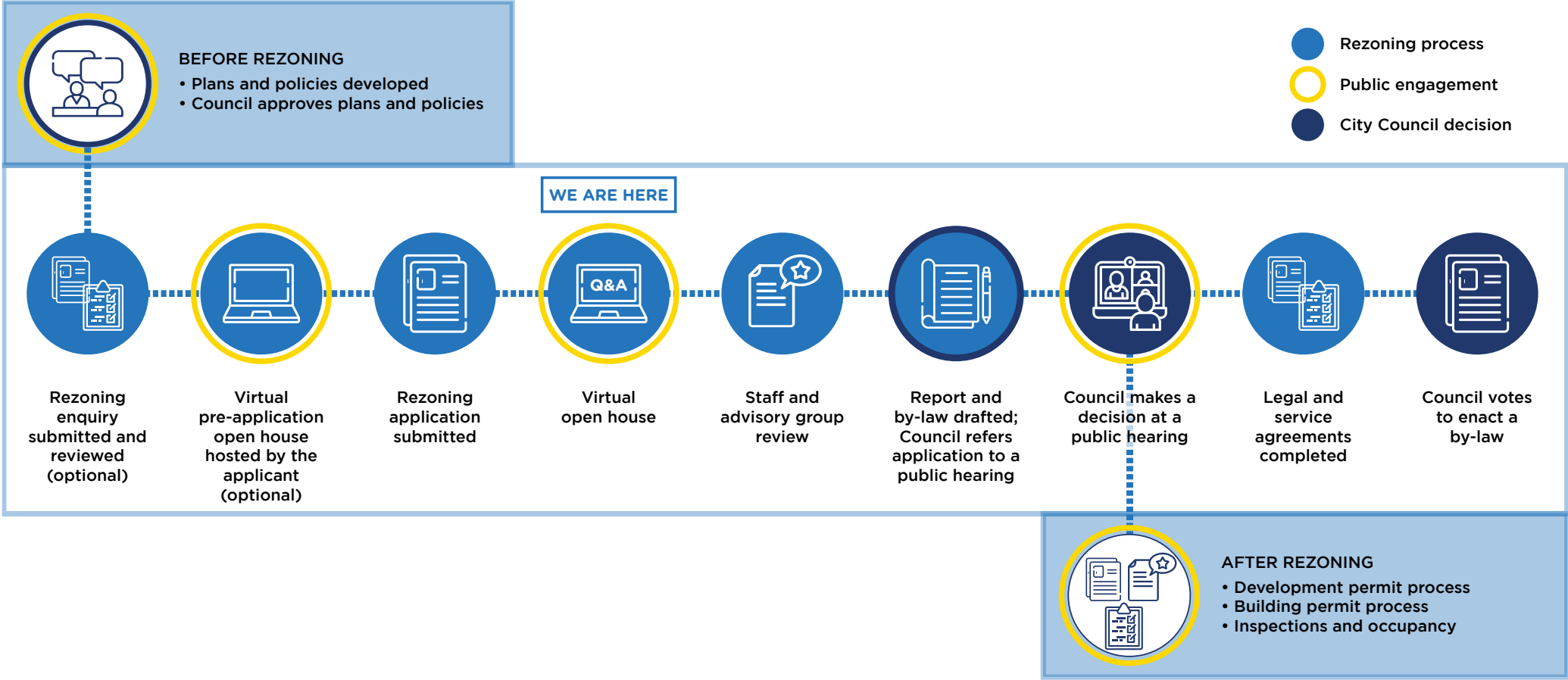


Example of a rezoning proposal



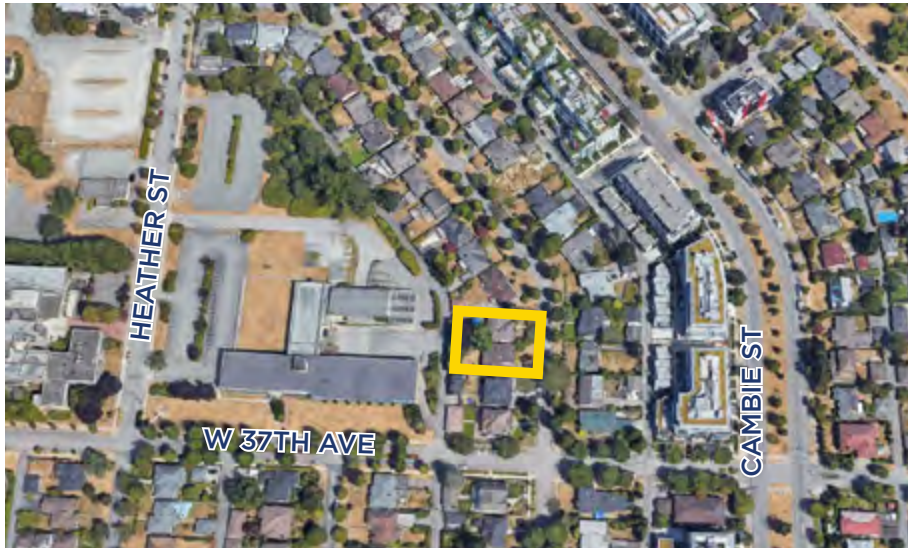
Example of a constructed building

# Rezoning Process: Key Steps





# Proposed Rezoning



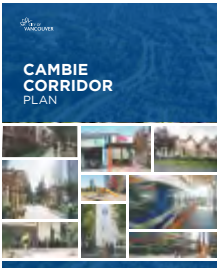
## We would like your feedback on a rezoning application

The proposal is to allow for the development of a four-storey residential building over two levels of underground parking. The zoning would change from RS-1 (Residential) District to CD-1 (Comprehensive Development) District. This proposal includes:

- 39 strata-titled residential units
- A floor area of 3,042.6 sq. m (32,750 sq. ft.)
- A floor space ratio (FSR) of 2.0
- A building height of 17.2 m (56.5 ft.)
- 60 underground parking spaces and 81 bicycle parking spaces

The application is being considered under the [\*Cambie Corridor Plan\*](#).

# Cambie Corridor: Plan Overview



The Cambie Corridor Plan is a framework to guide change and growth over the next 30 years. Varying land uses, density, building heights, and building forms will reflect the context and character of the neighbourhoods. Mid-rise building forms will be emphasized for most of the Corridor, with

taller towers at key locations such as Marine Drive, Oakridge, and larger unique sites. Every station is considered for appropriate building forms based on its context. Higher buildings along the arterial streets and strategic sites will sensitively transition into the surrounding neighbourhoods, which are characterized by their rich offering of ground-oriented housing.

Over the next 30 years, the Corridor will add:

- Space for 9,200+ new jobs
- Opportunities for multi-family housing on 2,000 single-family lots
- New and vibrant public spaces, including 20+ acres of new parks
- More than 5,000 secured rental units and 2,800 social housing units
- A vibrant and enhanced Oakridge Municipal Town Centre

## Neighbourhoods

The Corridor has been divided into five neighbourhood areas. The plan builds on the existing character and context in each neighbourhood, strengthening and enhancing the identities while providing a unified Corridor concept with additional housing and employment concentrations close to transit and other amenities.

## Plan Highlights



Transforming single-family neighbourhoods



Providing housing diversity & affordability



Connecting the corridor



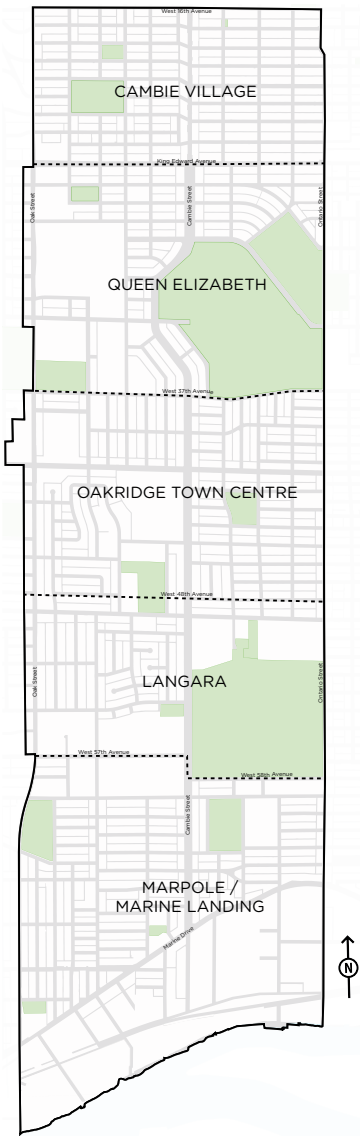
Creating a Municipal Town Centre



Recognizing opportunities on unique sites



Providing amenities & services





# Cambie Corridor: Neighbourhood Vision

## Queen Elizabeth

### Neighbourhood Character

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 B.C. Women's and Children's Hospitals, St. Vincent's Campus of Care site, the Heather Lands (former RCMP Barracks), and Eric Hamber Secondary School. Most of these institutional sites will stay and serve existing and future populations while the Heather Lands will redevelop with new uses and buildings.

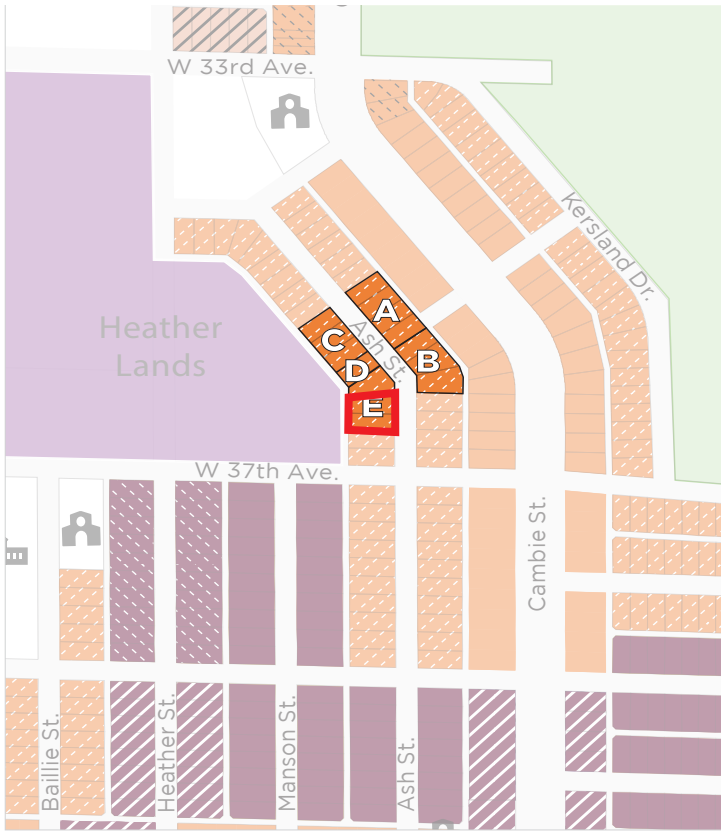
### Vision for the area


- New mid-rise residential buildings will be introduced along Cambie St with special design consideration for buildings directly across from Queen Elizabeth Park (north of 33rd Ave) 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 family-oriented housing opportunities, in the form of townhouses, will be introduced in transition areas surrounding Cambie St and other large sites and will complement the existing residential character of the neighbourhood.
- New development along Oak St will provide a continuous urban interface and improved public realm.
- A strengthened local shopping area at Oak St and King Edward Ave will provide more housing, shops and services within walking distance to nearby residents.



# Cambie Corridor: Land Use Policy

## 35th Avenue Connection



 Apartment (up to 4/6 storeys strata or 6/8 storeys rental)

**Uses:** Residential  
**Density:** 2.0-2.5 FSR\*\*  
**Height:** Up to 6 storeys

Residential buildings will be allowed up to 4 storeys for strata and up to 6 storeys for 100% secured rental, consistent with adjacent building forms. However, for sites adjacent to the future 35th Avenue, increased height up to 6 storeys for strata and up to 8 storeys for rental will be considered to facilitate road dedication.

### Required Consolidations:

Minimum consolidations will be required to achieve the road connection. 5138, 5162 and 5161 Ash Streets will be required to consolidate with adjacent assemblies and those assemblies will dedicate land to achieve a 15.2 m (50 ft) right-of-way for the 35th Avenue connection. Assemblies will retain the proposed density of up to 2.0 FSR for strata or up to 2.5 FSR for rental.

Ash Street properties required for individual consolidations:

- **Consolidation A: 5070, 5090, 5120, 5138**
- **Consolidation B: 5162, 5188, 5210**
- **Consolidation C: 5079, 5111, 5137, 5161\***
- **Consolidation E: 5161\*, 5187, 5229, 5249**

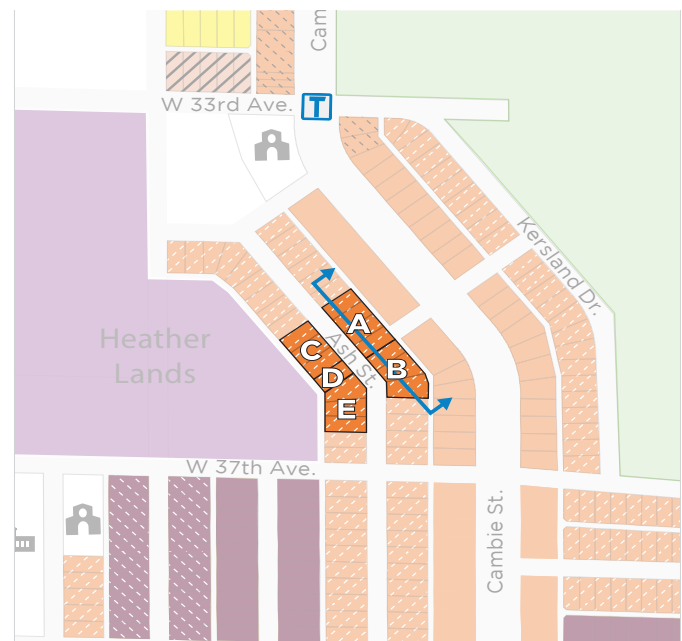
\*Property D - 5161 Ash Street must be part of the application for either consolidation C or E.

\*\*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR.

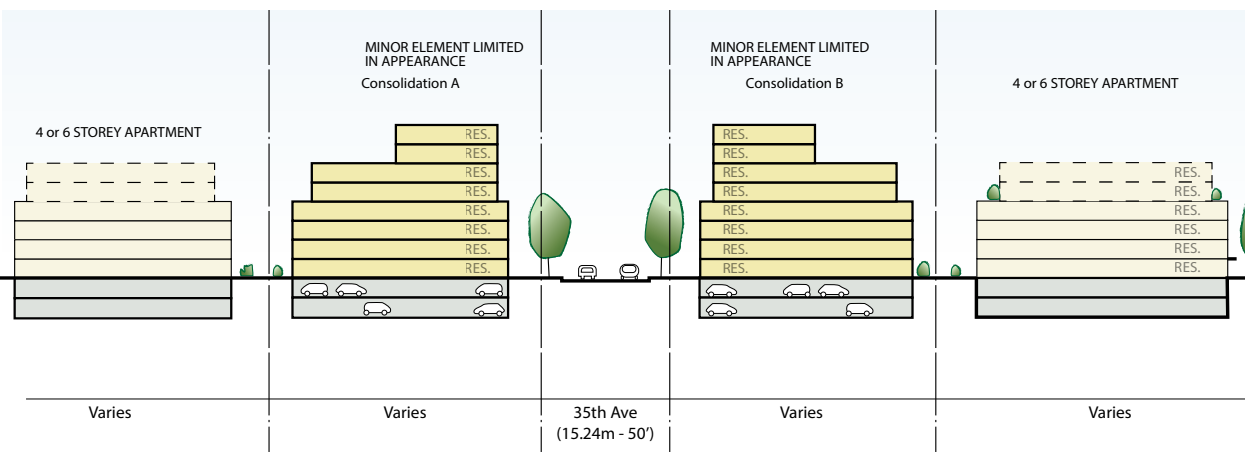




# Cambie Corridor: Built Form



Apartment (up to 4/6 storeys strata or 6/8 storeys rental)



Representative Section: 35th Avenue connection and additional height elements

- For 4-storey buildings, existing RM-9 guidelines should be used to guide the form of development.
- Alphabet forms (characterized by an articulated frontage often featuring two wings connected by a central core) are encouraged to provide architectural variety.
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See [Cambie Corridor Public Realm Plan](#).

Refer to the [Built Form Guidelines \(Chapter 5\)](#) for more information.

# 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/5229-5249-ash-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](mailto: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](#)

