

REZONING VIRTUAL OPEN HOUSE

5455 Balsam Street

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

January 31 to February 20, 2022



What is Rezoning?

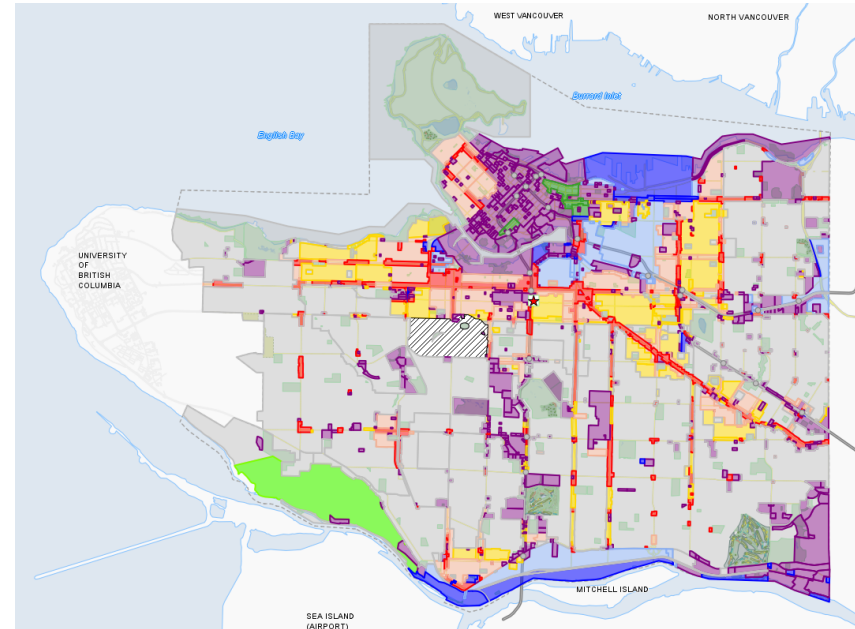
The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling, general office, retail store) and physical form (e.g. height, density).

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 often assigned a site-specific CD district. Each CD district is given a unique number to identify the district (e.g. CD-1 (313)). 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:

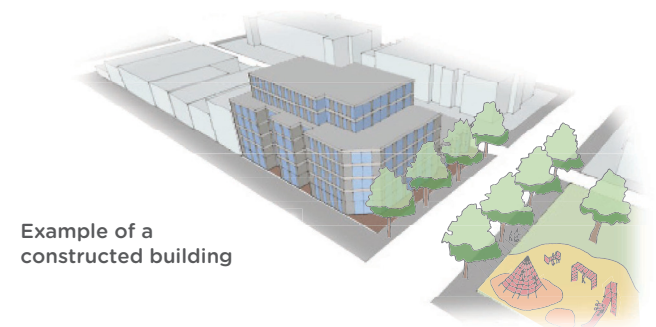
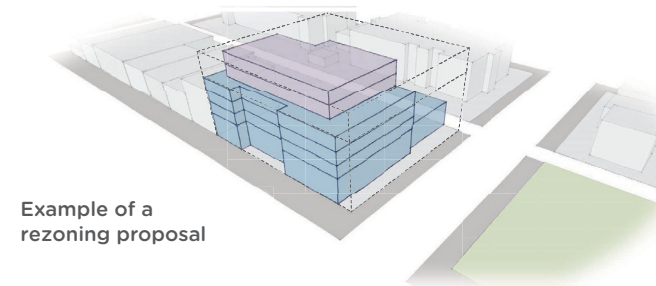
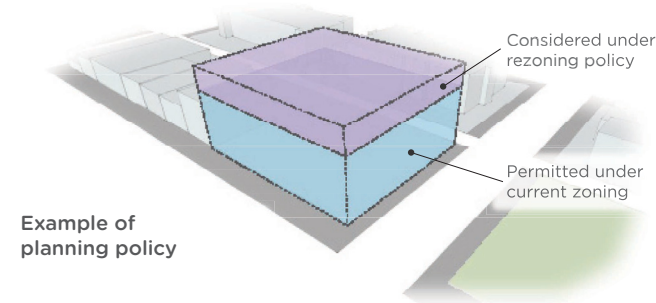
Rezoning policies

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.

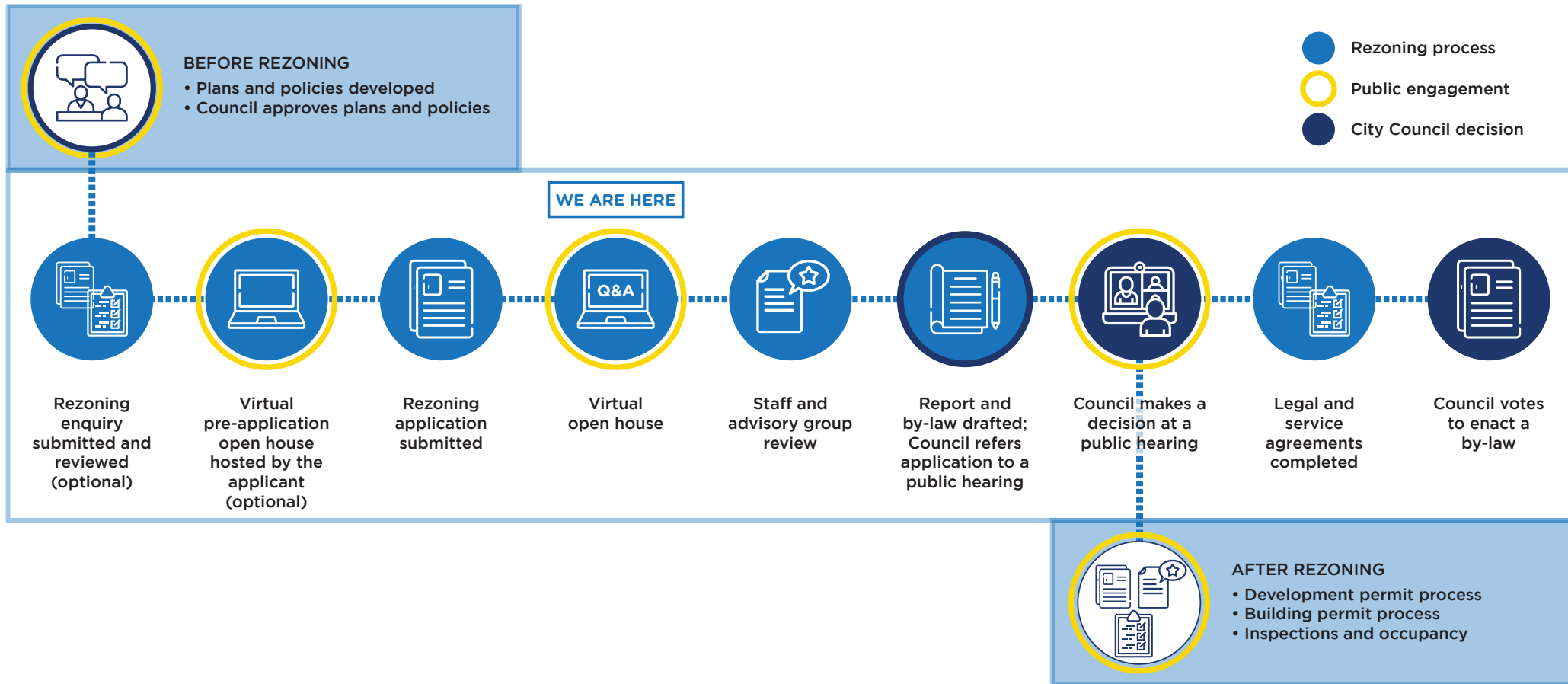
Community and area plans

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.

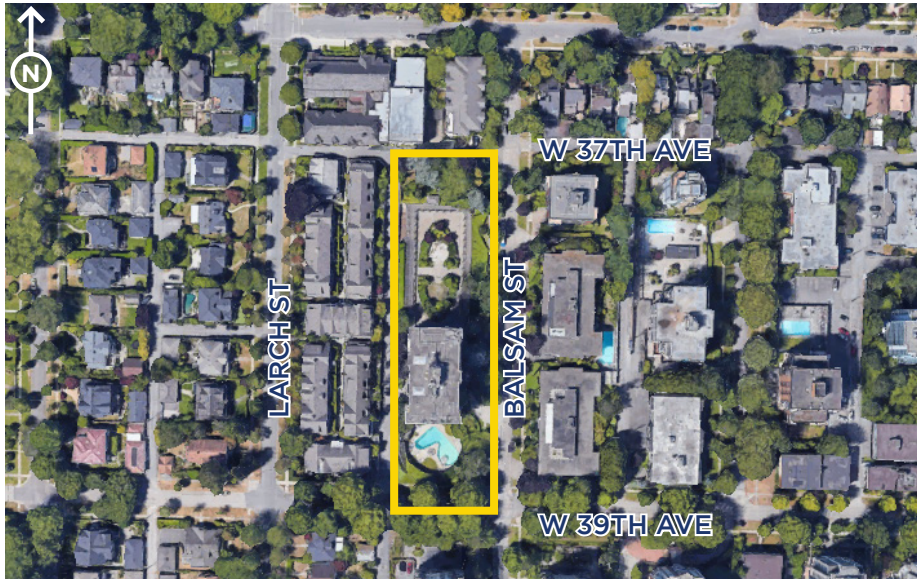
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.



Rezoning Process: Key Steps



Proposed Rezoning



We would like your feedback on a rezoning application

The proposal is to allow for the addition of a 14-storey infill residential building on this site, with retention of the existing 14-storey residential building including 88 rental residential units. The zoning would change from RM-3 (Multiple Dwelling Residential) District to CD-1 (Comprehensive Development) District. This proposal includes:

- 145 secured rental residential units
- A floor space ratio (FSR) of 3.63
- A gross floor area of 8,537.2 sq. m (91,894 sq. ft.)
- A building height of 39.62 m (130 ft.)
- A total of 142 underground vehicle parking spaces and 312 bicycle parking spaces

The application is being considered under the [Secured Rental Policy](#).



Secured Rental Policy

Background and Policy

The *Secured Rental Policy* (SRP) was approved by Council in November 2019 and amended in December 2021. The SRP replaced the Secured Market Rental Housing Policy that was originally approved by Council in 2012. These rental policies increased rezoning opportunities for 100% secured market rental housing in low-density areas and commercial districts. In December 2021, Council approved zoning changes and amendments to the SRP for proposals in low-density and commercial areas, which come into effect February 14, 2022. These changes do not affect this rezoning application.

Purpose-built market rental housing is a key source of secure, long-term housing for renter households earning a broad range of incomes. A robust supply of rental housing is also crucial for supporting a broad range of renter households in locations across the city, including areas accessible to transit and jobs, as well as in neighborhoods away from major arterial roads.

Residential Rental Projects Requiring a Rezoning

Rezoning applications may be considered for projects only if 100% of the residential floor space is secured as non-stratified rental housing. Qualifying projects may be mixed-use (e.g. include a commercial component) but all residential units must be rental in tenure.

Areas	Existing Zoning District	Direction
Commercial Areas	C-1	Consider 4 storey mixed use, generally consistent with the RR-3A district Consider 6 storey mixed use, generally consistent with the RR-3B district, for projects including a minimum 20% of the residential floor area as units secured at below-market rents (See section 4 for specific requirements)
	C-2, C-2B, C-2C, C-2C1	In exceptional circumstances consider rezoning for 6 storey mixed use, generally consistent with the height and density regulations for rental housing specified in the applicable C-2, C-2B, C-2C, or C-2C1 district schedule. See section 2.3.1 of this policy for further details and criteria.
	C-3A	Consider additional density; adhere to existing height limits and generally to guidelines
Multi-family Areas	RM-1 and RM-IN	Consider additional height and density up to 6 storeys and generally consistent with the RR-2A, RR-2B, and RR-2C Districts Schedule or the RR-3A and RR-3B Districts Schedule and the locational and site context considerations for RS and RT zones (See Table 2)
	RM-3, RM-3A	Consider redevelopment of sites where existing rental units do not current exist and infill development where appropriate on sites where existing tenants are not displaced Adhere to existing height limits and generally to guidelines
CD-1 zoned areas	CD-1	Consider redevelopment of sites where existing rental units do not currently exist and infill development on suitable sites where existing tenants are not displaced; height and density as appropriate to location and context
Industrial Areas that allow residential	MC-1	Consider modest increases in height and density
Areas with Official Development Plans that allow residential	Various ODP areas	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South) Consider additional density appropriate to context; adhere to existing height limits



Rezoning Policy Context

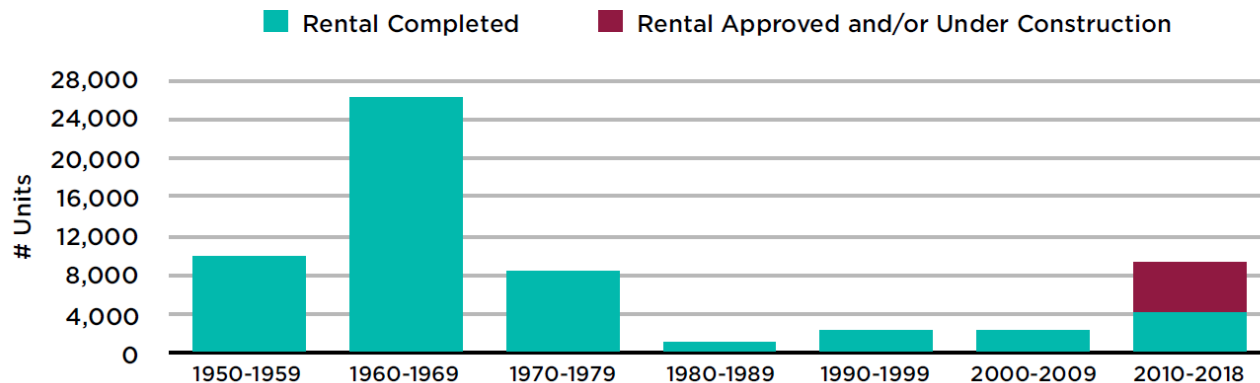
The lack of new purpose-built rental supply and rising demand for rental in the past decade has contributed to Vancouver’s rental housing crisis.

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



Source: CMHC Rental Market Survey and City of Vancouver tracking

For more information on housing policies, visit:

- [Housing Vancouver Strategy](#)
- [Creating and protecting market rental housing](#)

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/5455-balsam-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

robert.white@vancouver.ca

3. Call the rezoning planner

604-873-7484

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](#)

