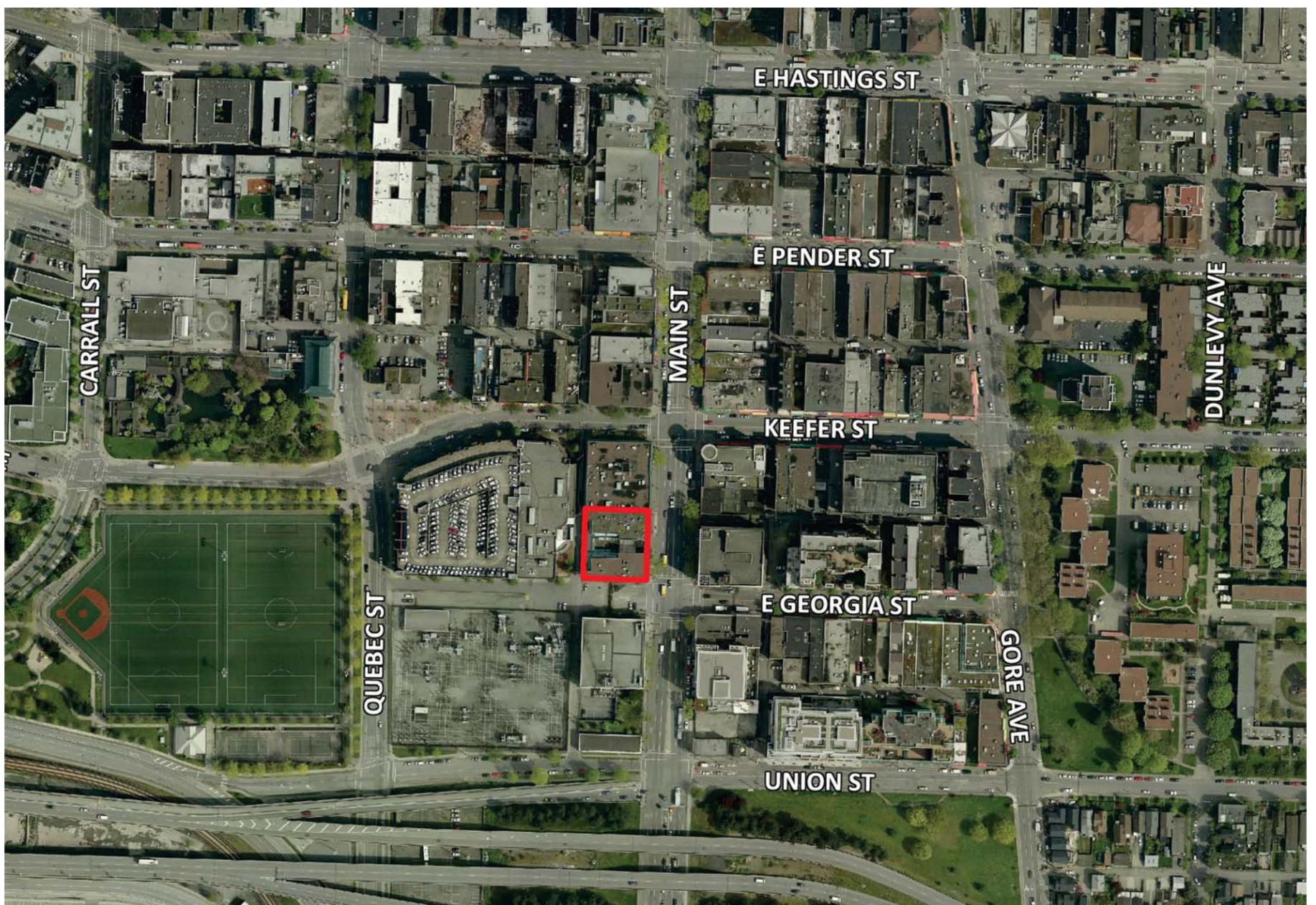


# Welcome

Blue Sky Properties has applied to the City of Vancouver to rezone 633 Main Street from HA-1 A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 16-storey mixed-use building with:

- ground-level commercial uses;
- 151 residential units;
- a floor space ratio (FSR) of 9.29;
- a maximum height of 150 ft. (45.7 m); and
- 158 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):

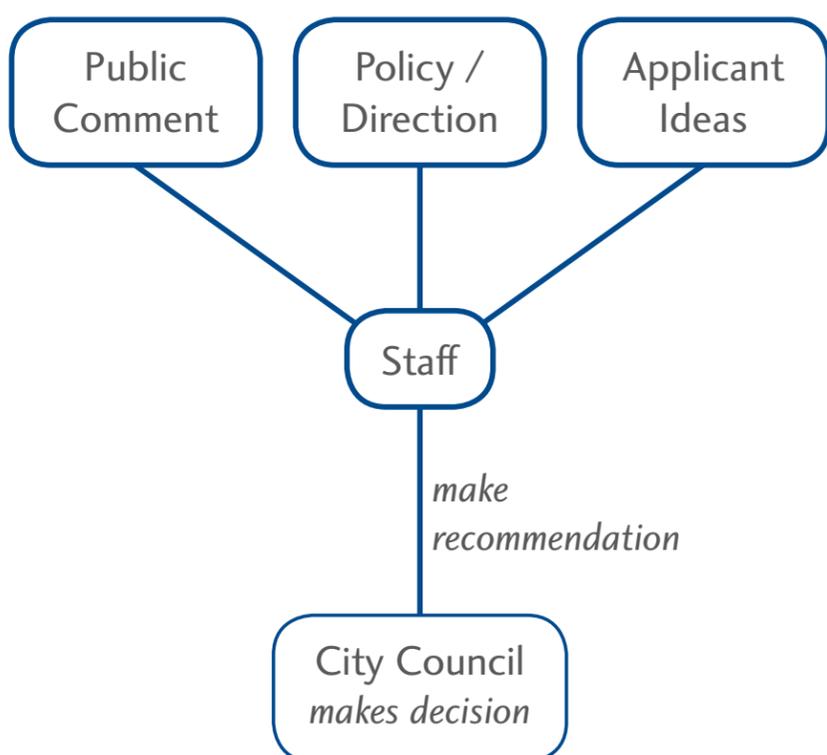
DCLs are charged on any new development that occurs in the City and are determined by the size of development. These augment the capital budget. DCLs are used to pay for parks, child care, non-market housing and engineering infrastructure. They are limited in how they can be spent.



## 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



## Protecting Chinatown's Heritage Assets

Chinatown's Benevolent Societies and the neighbourhoods heritage buildings form a critical part of the heritage and cultural legacy of Chinatown. In the fall of 2011, the Federal Government recognized the importance of the heritage and cultural assets of Chinatown for the city, region and country by awarding it National Historic Site designation. Many of the heritage buildings in Chinatown are aging rapidly and are at risk of being lost for future generations. Restoring these assets is important for the historical, cultural, social and economic future of Chinatown. The proposal is to use the Community Amenity Contribution (CAC) from this project to support innovative heritage restoration in Chinatown.

[vancouver.ca/rezoning](http://vancouver.ca/rezoning)

# Background: Historic Area Height Review (HAHR)

In 2008, Staff were directed to begin exploring opportunities for additional height and density in the Historic Area to inform the development of the Chinatown Community Plan and to help the City respond to rezoning enquiries for taller buildings in the Historic Area. Through the development and implementation of the HAHR, staff conducted extensive consultation and information meetings with various City advisory bodies, community groups and the general public.

## Why did Council undertake the Historic Area Height Review?

- To provide direction for growth and development in the Historic Area;
- To maintain the Historic Area's character and general building scale; and
- To ensure significant new development potential that may result from this study generates public benefits and amenities for the area, such as affordable housing, heritage conservation, social and cultural facilities.



## Council Decisions

**2010 (January)** - Council approved the recommendations of the HAHR, and directed staff to develop and report back on implementation, including the development of:

- a Rezoning Policy for HA-1 A (Chinatown South) with a maximum height up to 120 feet and additional sites in the range of 150 feet in order to consider innovative heritage, cultural and affordable housing projects in Chinatown
- options to amend the Transfer of Density Policy and Procedure to allow density to be transferred into or within the HA-1 A and the higher building sites

**2011 (April)** - Council approved:

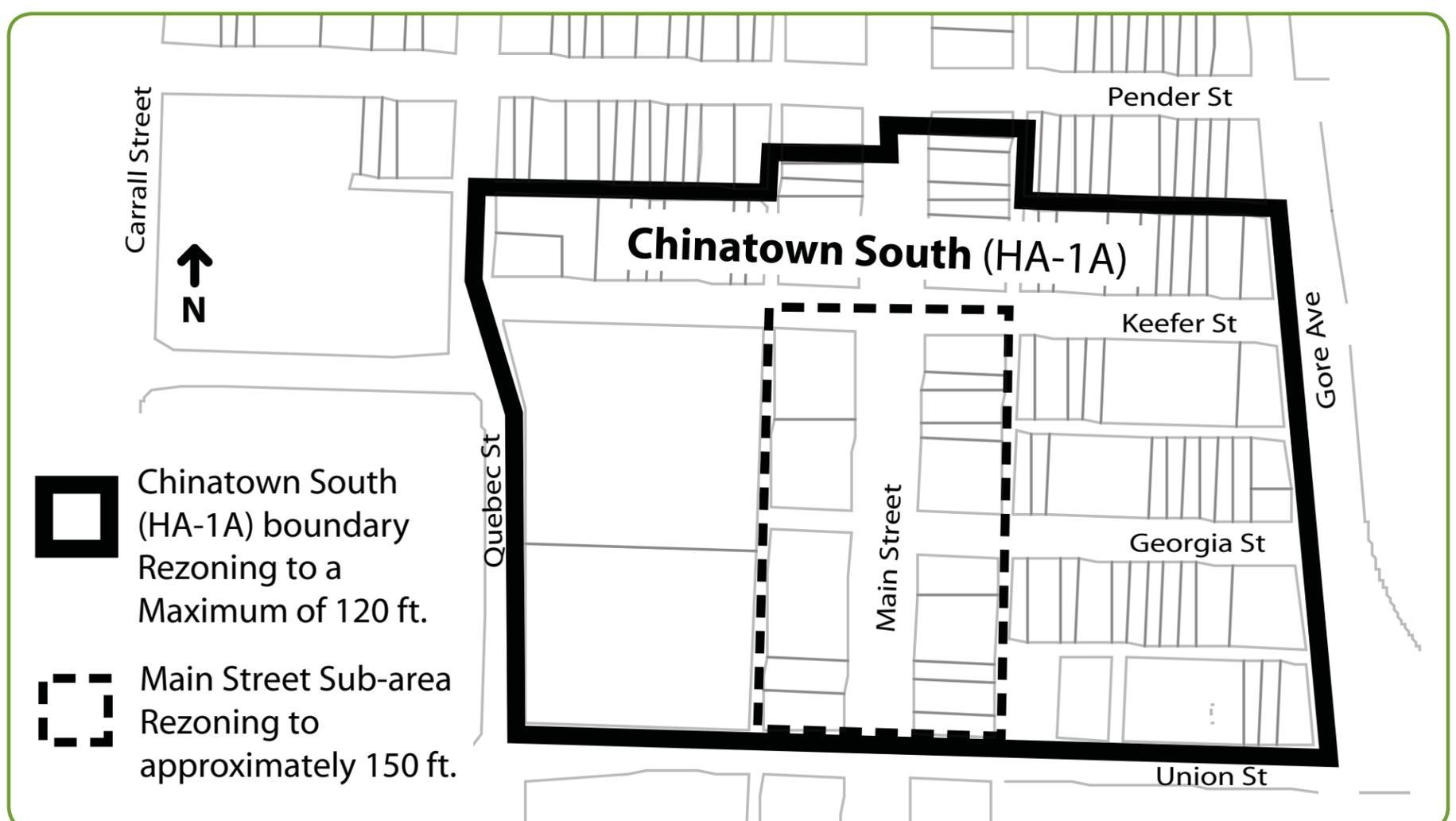
- the Rezoning Policy for Chinatown South (HA-1 A)
- amending the HA-1 and HA-1 A Districts Schedule of the Zoning and Development By-law
- revised Chinatown HA-1 and Chinatown South HA-1 A Design Guidelines
- amending the Transfer of Density Policy, in order to support the revitalization of Chinatown

# Rezoning Policy for Chinatown South (HA-1A)

On April 19, 2011, Council approved a Rezoning Policy for Chinatown South (HA-1A) that clarifies where and how rezonings will be considered. The policy will allow consideration of rezonings up to a maximum of 120 feet throughout Chinatown South and to approximately 150 feet in the Main Street Sub-area.

## Why did Council consider more height in Chinatown?

- To support innovative heritage, cultural and affordable housing projects.
- To increase the number of residents in order to support local businesses and street vitality.
- To stimulate economic revitalization, noting that development is only one aspect.



# Urban Design Provisions (Summary)

As requested by Council, amendments to strengthen the urban design provisions in the proposed Rezoning Policy for Chinatown South (HA-1 A) have been recommended. The amendments provide more clarity on the facade and street wall character and setbacks of the upper sections of buildings to address concerns of a “wall-like” effect caused by minimal setbacks.

## Composition of the facades to incorporate the following:

- i. For developments over 90 feet high or on land that runs more than 50 feet along Main Street, all the facades which face the street should be adjusted to include 20-35 foot distinct vertical sections and emphasize variation in height up to 90 feet.
- ii. Facades which face the street should look architecturally different every 50-66 feet on a development fronting the street. The facades should look like they were developed incrementally over time and designed by different architects, and should not repeat any adjacent design treatments.
- iii. Facades should include at least one strong horizontal expression (architectural design feature) or ‘beltline’ that is 20-35 feet above grade. It does not need to align with adjacent beltlines. This is in addition to the required horizontal expression for the lower street facade and storefront level as outlined in the Chinatown South HA-1 A Design Guidelines.
- iv. On any primary street wall longer than 66 feet and higher than 70 feet, the upper height of its street facade should be varied to create a sawtooth or uneven profile at 90 feet. The vertical step should be a minimum of two storeys and align with the modulations described in (i) and (ii) above. The resulting sawtooth form does not need to be symmetrical on the parcel or align with adjacent street wall profiles.



## Setbacks and modulation of the upper building massing to incorporate the following:

- i. Buildings above 90 feet should have facade features and variations that are compatible with buildings below, but they do not need to follow exactly the street wall increments described in the provisions for building facades.
- ii. The entire primary façade of the building should be set back a minimum of 25 feet for any portion of a building over 90 feet, and a minimum of 15 feet from all other street-fronting property lines.
- iii. For all developments over 120 feet high, the building form above 90 feet should have a varied skyline profile. Any continuous roof line length over 66 feet should step or come down a minimum of three storeys to create height variation in the roof line. Roof profiles that are not flat are encouraged.