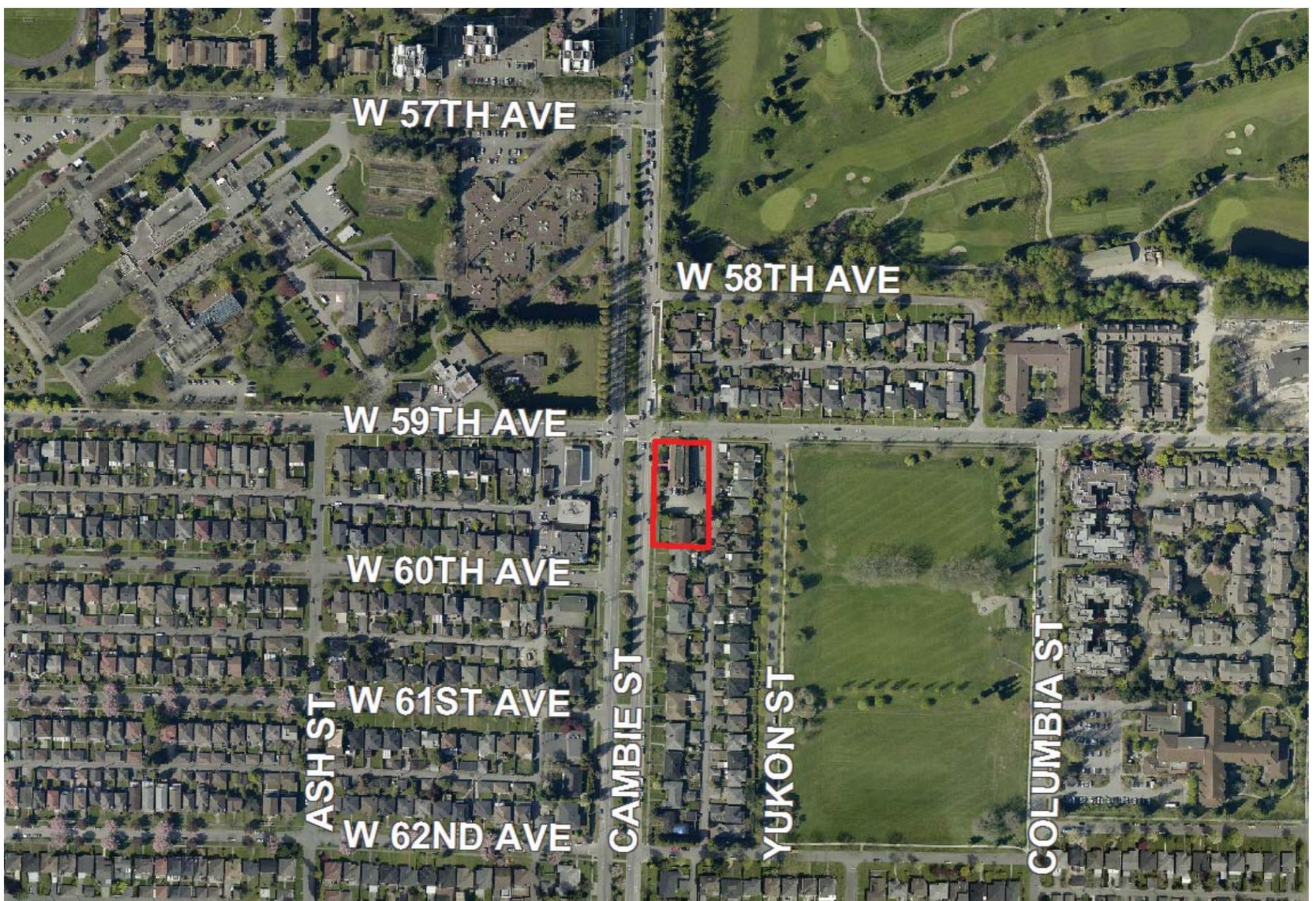


Welcome

The City of Vancouver has received an application to rezone 7516-7550 Cambie Street from C-1 (Commercial) District, RT-1 (Two-Family Dwelling) District, and RS-1 (Single Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposal includes:

- two 6-storey buildings, with a maximum height of 24.0 m (78.6 ft.)
- ground-level commercial space
- 72 residential units
- a floor space ratio (FSR) of 2.90, and
- 133 underground parking spaces



Rezoning Frequently Asked Questions

Q. What is zoning?

A. Zoning regulates the use and development of property in the city through bylaws 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 is zoning changed?

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 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 bylaw. This occurs after the applicant has fulfilled required bylaw 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 and 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.



◀ WE ARE HERE

Staff Analysis and 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 and 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 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 may appeal to City Council directly 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 Bylaw



Key opportunity for public input (although input can be received throughout process, including at a Public Hearing).

Public Benefits

Public benefits and amenities are key components in livable, complete communities, and improve the social and physical well-being of city residents. Public benefits include daycares, parks, community centres, libraries, cultural facilities, affordable housing and street improvements.

Public benefits are funded through three main ways:



Capital Plan:

Council prioritizes the amenities and infrastructure needed around the city and makes them a part of the City's Capital Plan, which budgets for long-term investments. This is the main source of funding for public amenity improvements.



Development Cost Levies (DCL):

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



Community Amenity Contributions (CAC):

CACs are negotiated from rezonings, and are used to pay for a wider range of amenities and public benefits as part of the planning considerations in a rezoning.



Cambie Corridor Plan

Planning Principles

These principles, generated with the community, provide overall direction for the future of the Cambie Corridor. They are intended to inform comprehensive planning along the Corridor, as well as shape and inform individual land use change and future detailed development.

Planning for the Cambie Corridor will facilitate progress toward an environmentally sustainable city that responsibly responds to climate change and fosters livability and affordability through integration of land use, sustainable mobility, and renewable energy.

1. Provide land use that optimizes the investment in transit
2. Provide a complete community
3. Create a walkable and cycleable Corridor of neighbourhoods seamlessly linked to public transit
4. Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy and public amenity
5. Provide a range of housing choices and affordability
6. Balance city-wide and regional goals with the community and its context
7. Ensure job space and diversity

Housing for Families

The housing strategy for the Cambie Corridor Plan encourages the inclusion of family housing. The target for family housing units is set at 25% of units. Family units will be 2 or more bedrooms designed to meet the Council adopted guidelines for High Density Housing for Families with Children.



Cambie Corridor Plan

Cambie Street: 59th-64th Avenue

- Residential buildings will be allowed up to six storeys except for the C-1 zoned area south of 59th Avenue, where non-residential uses will be required at grade.
- Above four storeys, upper floors will be stepped back from Cambie Street
- Buildings will include front doors onto the street and will 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.)

DENSITY
net FSR 2.0 - 2.5*



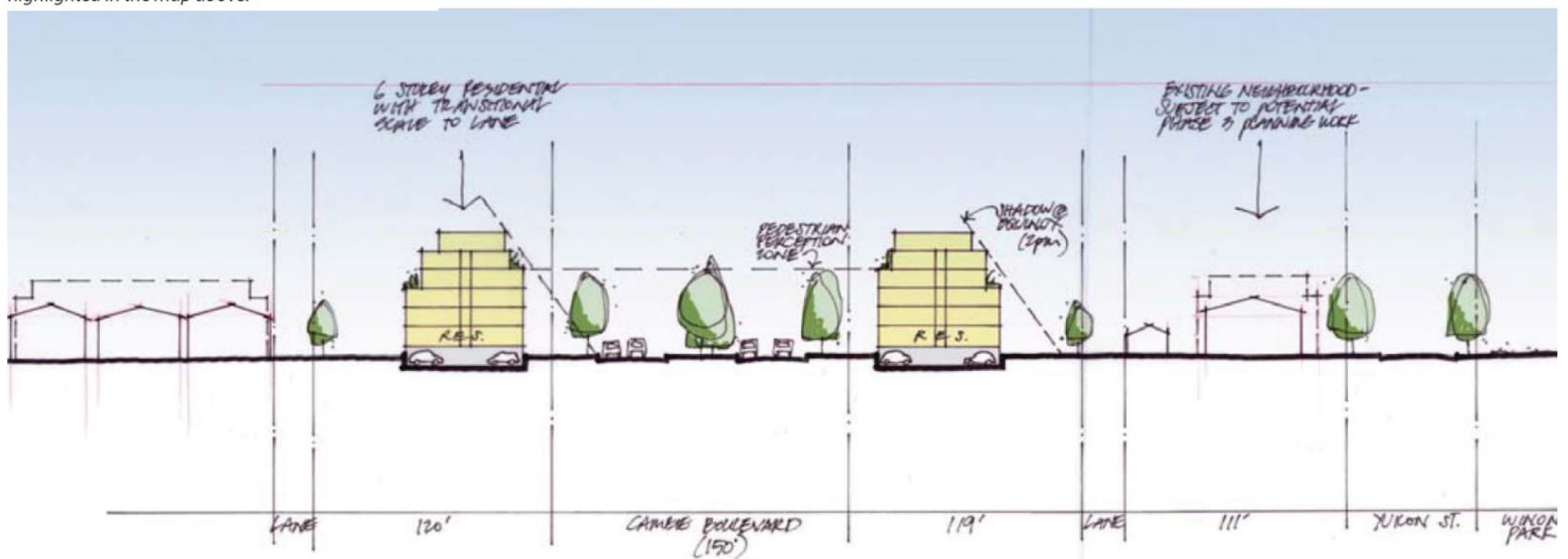
* The suggested floor space ratio (FSR) range is an estimate (not limit) based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent neighbourhoods. The development potential for each site may fall within, below or above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.

Langara

The area adjacent to the Langara - 49th Avenue Station and Langara College will become a walkable mixed-use urban environment.

Along Cambie Street south of the station, new mid-rise residential buildings will enhance the green park-like setting. Sidewalks and setbacks will respond to the golf course edge as well as Winona and Cambie Parks, and include green buffers and areas for pedestrian enjoyment and recreation. New lower-scale family oriented housing opportunities will be explored and considered for the areas surrounding the Langara-49th Avenue Station.

Policy directions in this section apply to the areas highlighted in the map above.



Representative Section: Cambie Street between 59th and 64th Avenue