Creating a welcoming environment

Success today means hearing from everyone in a safe manner.

- Show respect. Every participant brings information, points of view and ideas to contribute.
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability which is responsible for its conduct.
Welcome

The City of Vancouver has received an application to rezone the subject site from RM-4N (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building. The proposal includes:

- 38 secured market rental residential units;
- commercial uses on the ground floor;
- a floor area of 2,953 sq. m (31,788 sq. ft.);
- a floor space ratio (FSR) of 3.0;
- a height of 22.5 m (73.7 ft.);
- 23 underground parking spaces; and
- 56 bicycle stalls.

This application is being considered under the Grandview-Woodland Community Plan.
We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff’s recommendations to Council as part of the review process for this rezoning.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.

Fill out a written comment sheet

Submit online feedback at vancouver.ca/rezapps
The Rezoning Process

Planning comes first

The City consults with the public to develop community plans and policies that define what can be considered through rezoning.

Policy and public input guide the review

Staff from various departments review each rezoning application to see if it meets the policies and goals previously set by Council. Feedback from the public is an important part of this review.

Implementation

After Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.

What guides development?
Community plans and policies are developed by City staff with public input, and are adopted by Council. They lay out the long-term vision of the community and direct future growth and associated amenities.

What is a rezoning application?
Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning. An application must conform to the rezoning policy for an area and other applicable City policies. A rezoning does not mean there are no restrictions on what can be built.

How is my feedback used?
Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. Applicants may be required to re-submit their proposal based on the feedback.

What are the benefits to the community?
Development, including rezoning, can support community benefits, including parks, community facilities, social housing, street upgrades and more.
Grandview-Woodland Community Plan

Council adopted the Grandview-Woodland Community Plan (GWCP) on July 28, 2016. The site at 815-825 Commercial Drive and 1680 Adanac is located within the northern portion of the Plan’s Commercial Drive area.

Policy 6.1.3 - Commercial Drive North

Generally located north of Adanac Street to East Hastings Street, this area has a more residential character, but is also home to businesses and the historic York Theatre. A number of non-market housing facilities - including those run by Lu’ma and Vancouver Native Housing - are found in the immediate vicinity of this area, and provide support for the local urban Aboriginal community.

Over time, this area will see modest increases in height and density to support the development of secured rental housing and with the potential for commercial space at-grade will create an improved connection along Commercial Drive to East Hastings Street.

Policies include:

- Consider mixed-use development or apartment (residential) for 100% secured rental housing, as follows:
  - A mix of commercial uses, which may include retail, service, and community serving uses is encouraged on the first floor.
  - Height: up to 6 storeys.
  - Density: up to 3.0 FSR.
  - Upper floor: above 13.7 m (45 ft.) set back 3 m (10 ft.) to maintain the character street wall.
  - Setbacks: front sufficient to maintain/achieve a minimum 5.5 m (18 ft.) sidewalk.
  - Ensure any new buildings reflect the existing character of the Drive.
  - Provide public realm improvements that could include street trees, lighting, seating, and bike racks.
# Share Your Thoughts

**What do you think?**

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.

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Thank you for coming!