REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER

848 Seymour Street

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

November 14, 2022 to December 4, 2022

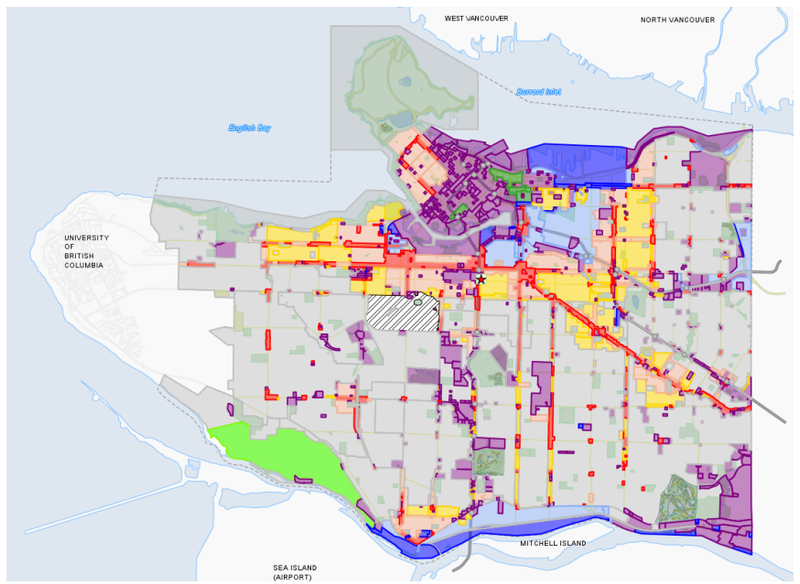


What is Rezoning?

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 the land use regulations to enable development that is 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.

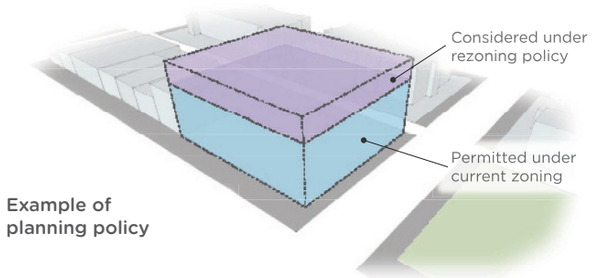
Community and area plans

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.

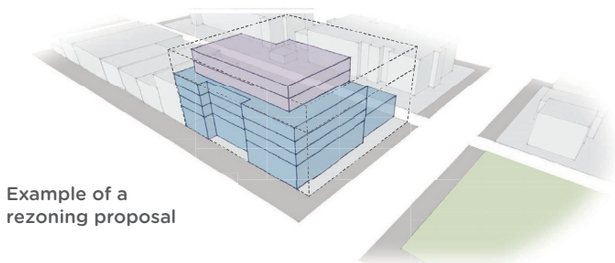
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

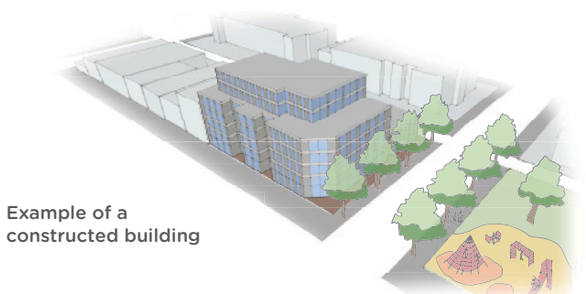
Rezoning policies

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.

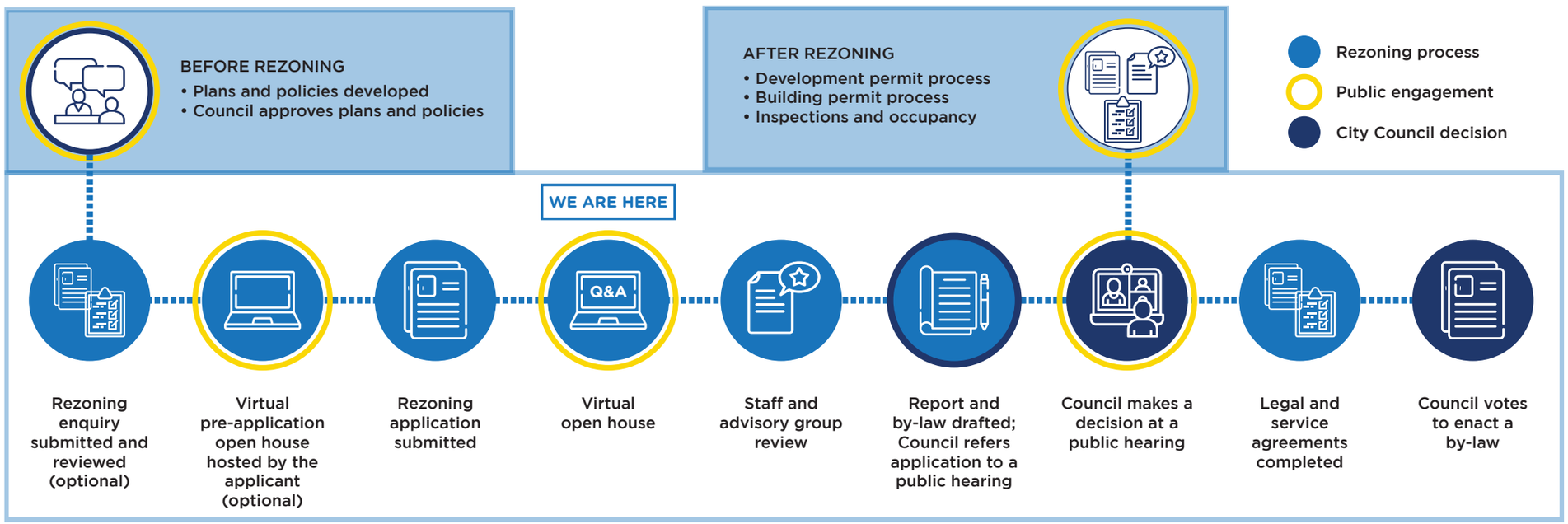


Example of planning policy


Example of a rezoning proposal

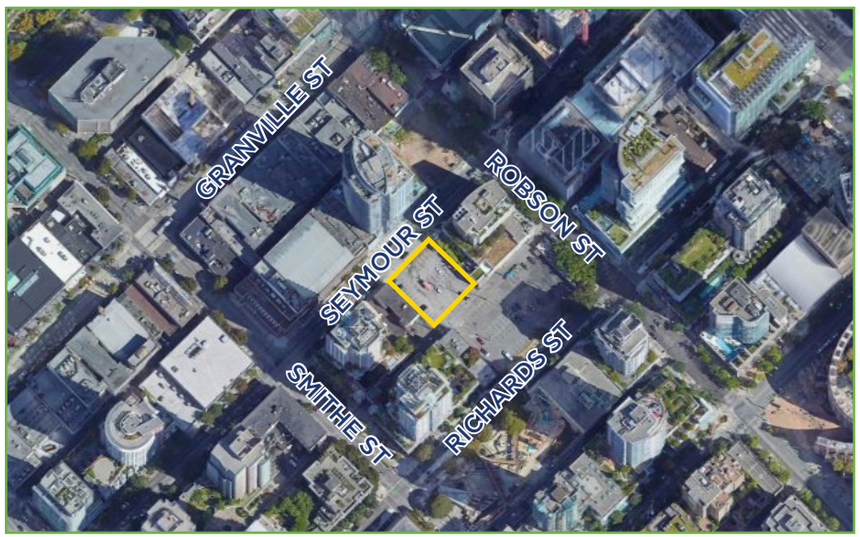

Example of a constructed building

Rezoning Process: Key Steps





Proposed Rezoning





We would like your feedback on a rezoning application

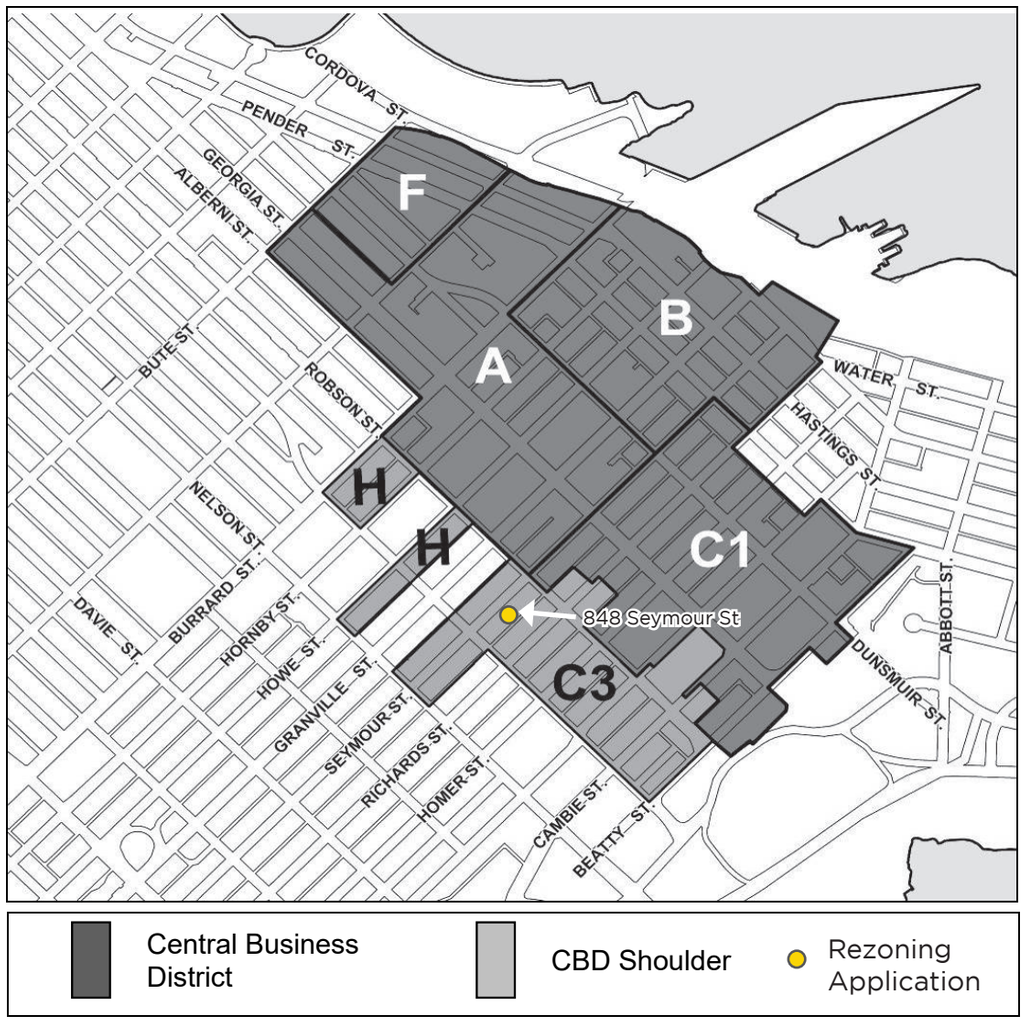
The proposal is to allow for the development of a 30-storey hotel building over four levels of underground parking. The zoning would change from DD (Downtown) to CD-1 (Comprehensive Development). This proposal includes:

- A floor space ratio (FSR) of 17.7;
- A floor area of 22,146 sq. m (238,381 sq. ft.);
- A building height of 96.6 m (317 ft.); and
- 59 vehicle parking spaces and 33 bicycle parking spaces.

The application is being considered under the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder and the Metro Core Jobs and Economy Land Use Plan.*

Rezoning Policy for the Central Business District (CBD) and CBD Shoulder

The intent of this rezoning policy is to provide guidance for the commercial (non-residential) intensification of the CBD and CBD Shoulder. These areas are fundamental to meeting the long-term demand for job space. Proposals under this policy will adhere to policies and guidelines related to the *Downtown Official Development Plan (DODP)* and other relevant Council-approved policies, while providing additional opportunities to strengthen the commercial character of the area.

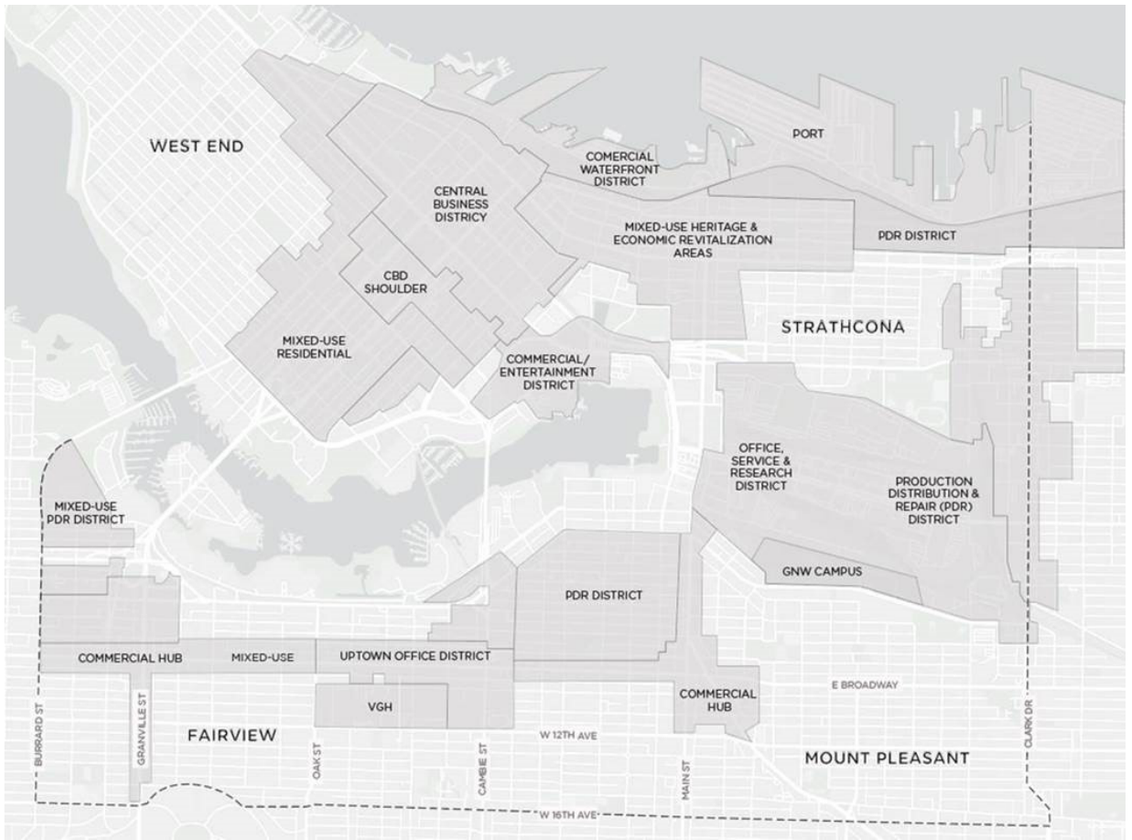


Metro Core Jobs & Economy Land Use Plan

The goal of the *Metro Core Jobs and Economy Land Use Plan* is to ensure that there is enough development and transit capacity for future job growth and economic activity.

The plan projects that in 2031, the Metro Core will remain the largest job concentration in Metro Vancouver, with continued and diverse job growth anticipated. It was estimated that an additional 3 to 5 million square feet of commercial floor space beyond that permitted by current zoning will need to be built to respond to the projected demand for commercial development.

Following the adoption of the *Metro Core Jobs & Economy Land Use Plan*, Council adopted the *Rezoning Policy for the Central Business District (CBD) and CBD Shoulder* in 2009, which considers an increased height and density in the downtown area.



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/848-seymour-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

nicholas.danford@vancouver.ca

3. Call the rezoning planner

604-871-6121



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