

PRE-APPLICATION VIRTUAL OPEN HOUSE



975 West 57th Avenue (Former Salvation Army Homestead)

An overview of the pre-application process
and supporting Council-approved policies

September 13 - October 3, 2021



What is Rezoning?

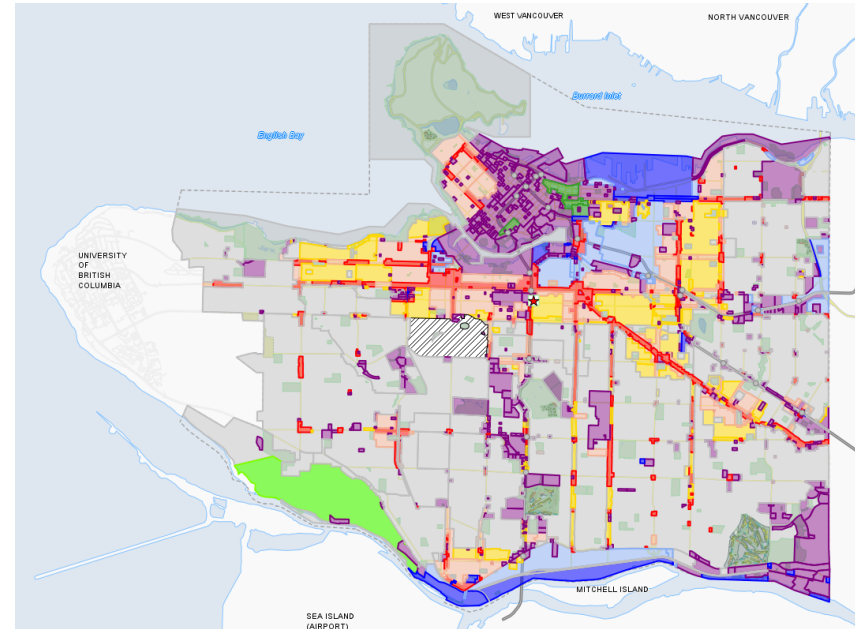
The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling) and physical form (e.g. height).

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 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.

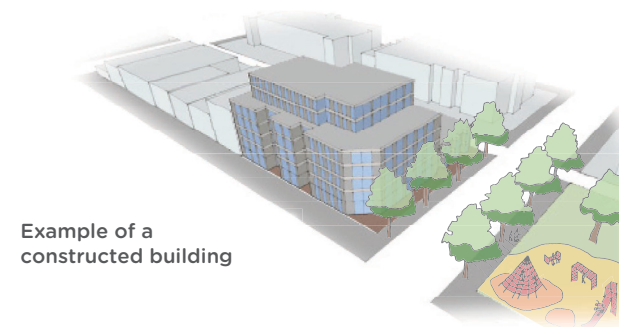
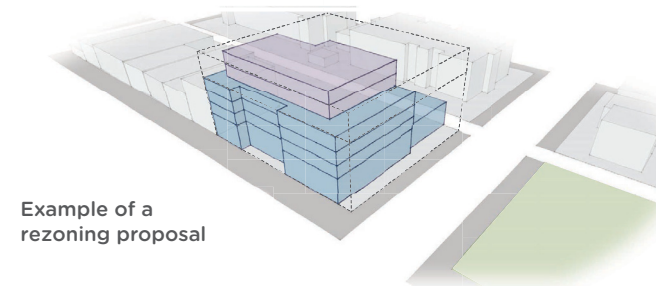
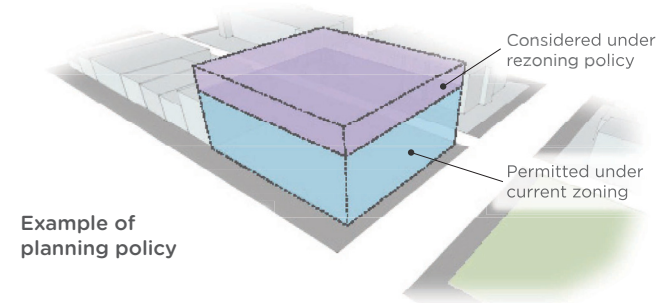
Community and area plans

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.

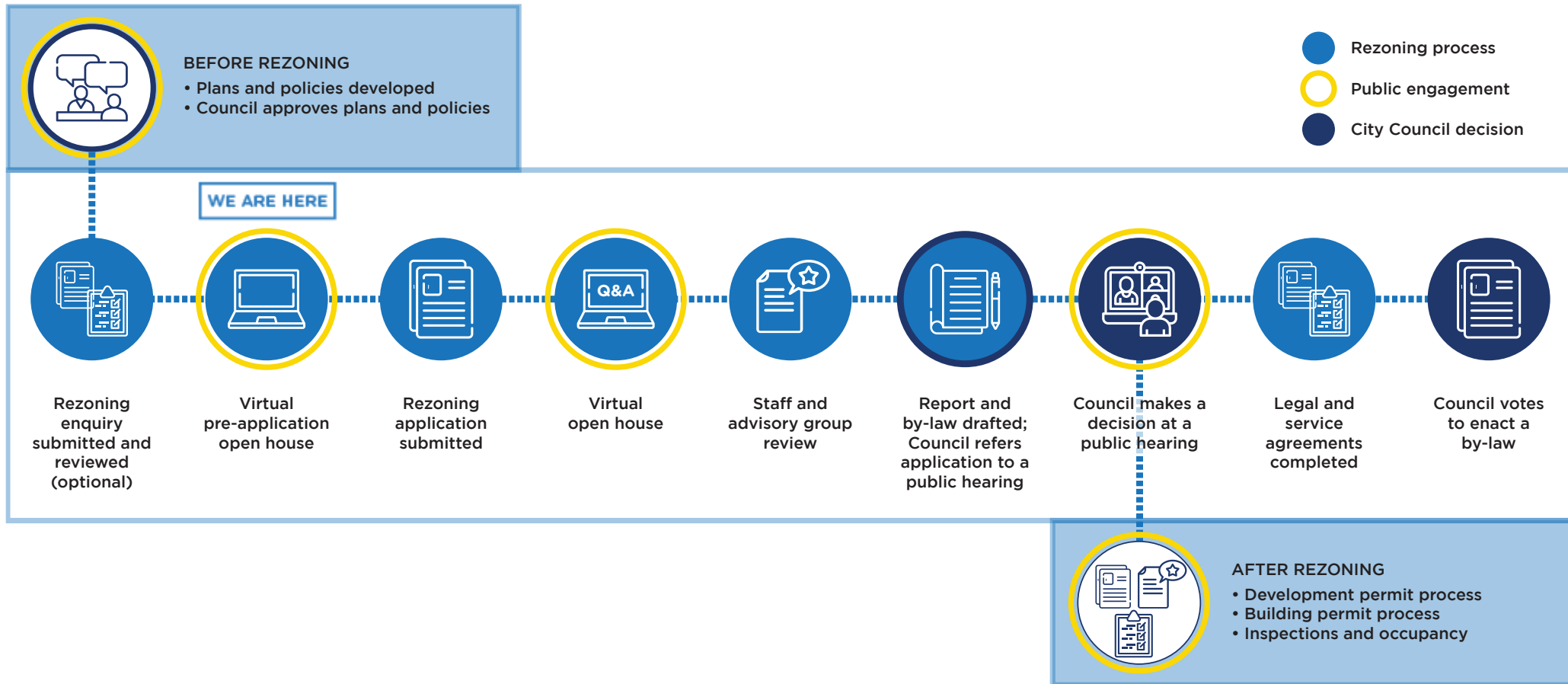
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

Rezoning policies

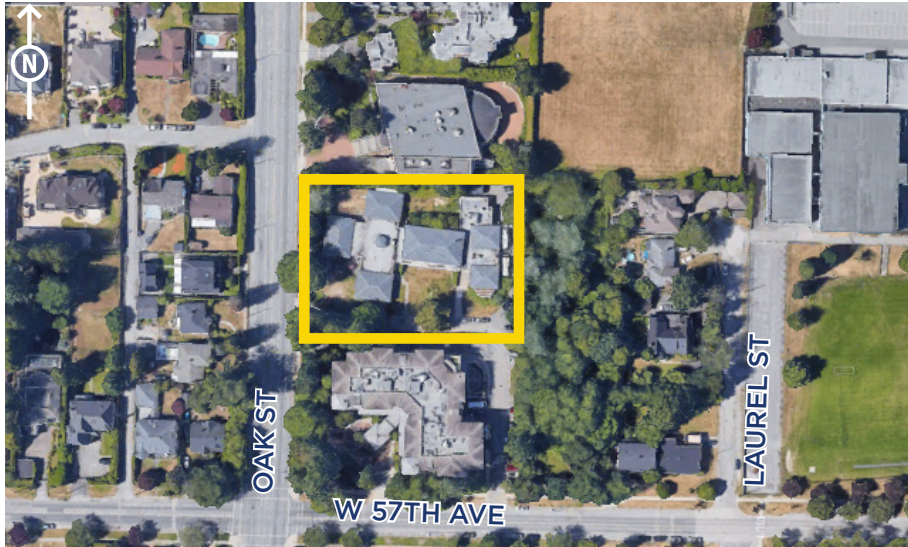
Rezoning policies provide guidance for developing or using a property in ways that may not be possible under existing rules or zoning. They provide a framework to achieve City objectives by enabling and incentivizing development across the city.



Rezoning Process: Key Steps



Proposed Pre-Application



We would like your feedback on a pre-application proposal

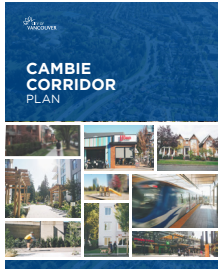
The City of Vancouver is hosting a pre-application virtual open house to get early feedback on this “Unique Site” in the Cambie Corridor to inform the future rezoning application.

Unique Sites are subject to an enhanced rezoning process to provide further information and review of proposals due to the large scale and complexity of the site.

The applicant is proposing to rezone the site to permit the development of a six-storey building with 52 secured market rental units and a 20-storey building with 163 strata residential units. A total FSR of 3.18 is proposed. A 37-space City-owned childcare facility is located at grade.



Cambie Corridor: Plan Overview



The Cambie Corridor Plan is a framework to guide change and growth over the next 30 years. Varying land uses, density, building heights, and building forms will reflect the context and character of the neighbourhoods. Mid-rise building forms will be emphasized for most of the Corridor, with

taller towers at key locations such as Marine Drive, Oakridge, and larger unique sites. Every station is considered for appropriate building forms based on its context. Higher buildings along the arterial streets and strategic sites will sensitively transition into the surrounding neighbourhoods, which are characterized by their rich offering of ground-oriented housing.

Over the next 30 years, the Corridor will add:

- Space for 9,200+ new jobs
- Opportunities for multi-family housing on 2,000 single-family lots
- New and vibrant public spaces, including 20+ acres of new parks
- More than 5,000 secured rental units and 2,800 social housing units
- A vibrant and enhanced Oakridge Municipal Town Centre

Neighbourhoods

The Corridor has been divided into five neighbourhood areas. The plan builds on the existing character and context in each neighbourhood, strengthening and enhancing the identities while providing a unified Corridor concept with additional housing and employment concentrations close to transit and other amenities.

Plan Highlights



Transforming single-family neighbourhoods



Providing housing diversity & affordability



Connecting the corridor



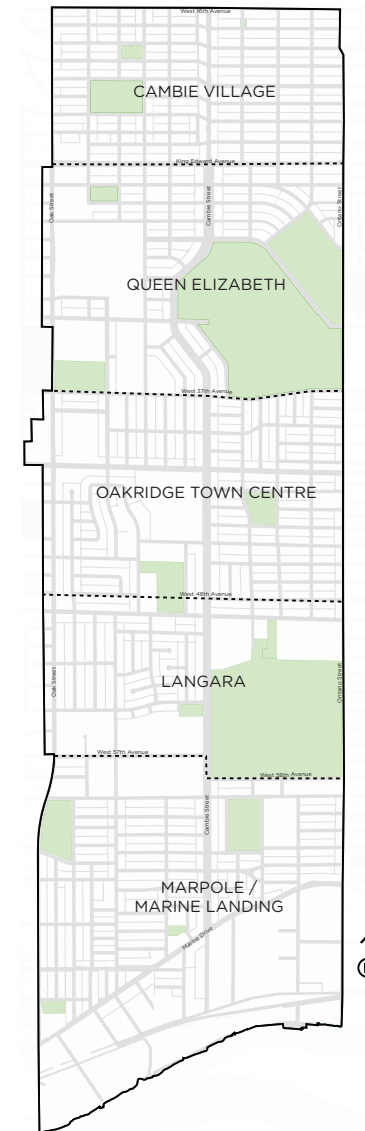
Creating a Municipal Town Centre



Recognizing opportunities on unique sites



Providing amenities & services



Cambie Corridor: Neighbourhoods

Unique Sites

Introduction

The Cambie Corridor includes several large sites requiring site-specific policy direction to respond to the existing uses, unique characteristics, site size, and local context. These sites provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy—helping to shape a complete community.

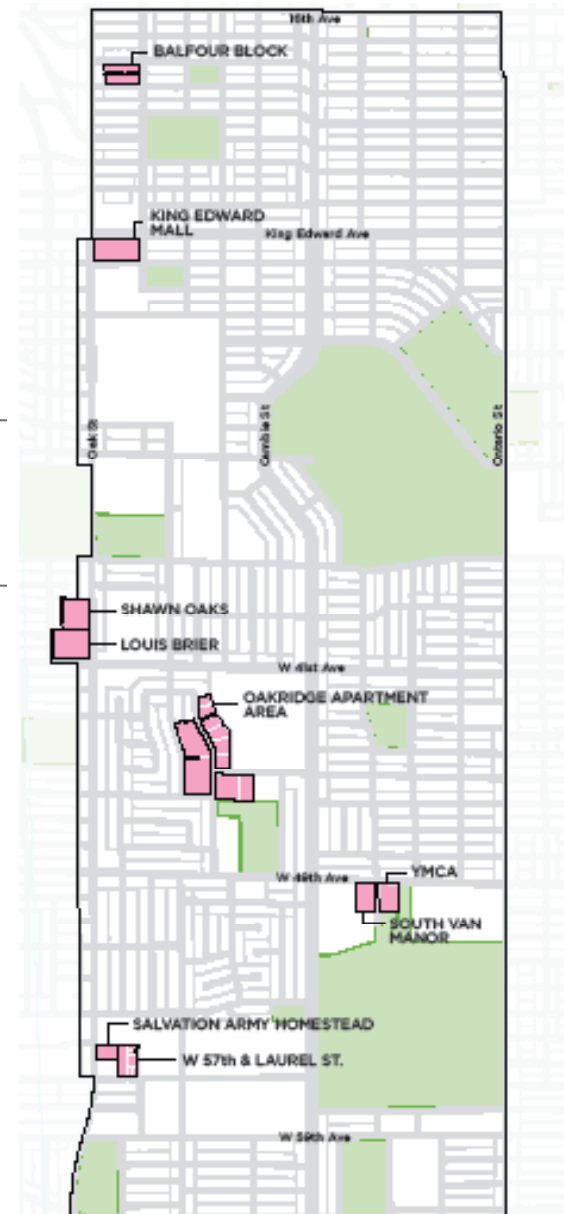
Enhanced Rezoning Process

- Unique Sites are subject to an enhanced rezoning process to ensure adequate consultation and review of proposals. Refer to Chapter 14 (Implementation) of the *Cambie Corridor Plan* for further details.

City-wide Policies for Unique Sites

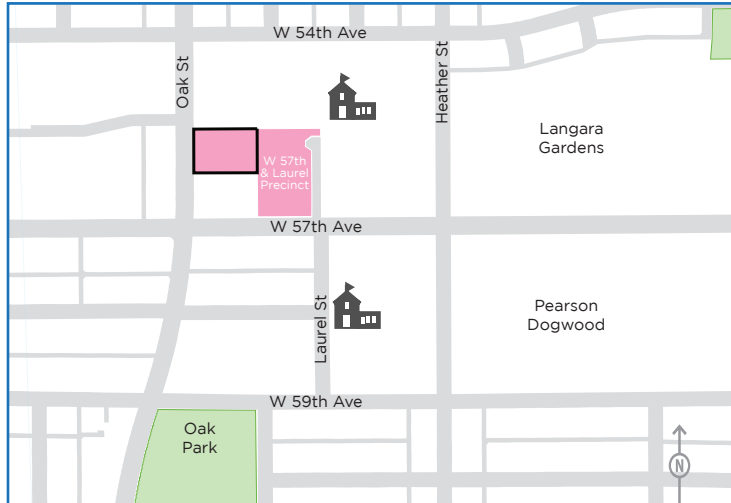
Several city-wide policies will influence review or redevelopment proposals on some or all Unique Sites, consistent with the overall Plan. The following policies may be amended from time to time, and additional city-wide policies may apply at the time of application:

- [Rezoning Policy for Sustainable Large Developments \(2010\)](#)
- [Green Buildings Policy for Rezoning \(2010\)](#)
- [Family Room: Housing Mix Policy for Rezoning Projects \(2016\)](#)
- [High-Density Housing for Families with Children Guidelines \(1992\)](#)
- [Rental Housing Stock Official Development Plan \(2007\)](#)
- [Tenant Relocation and Protection Policy \(2015\)](#)
- [Cambie Corridor Public Realm Plan \(2018\)](#)



Cambie Corridor: Unique Sites

Salvation Army Homestead



Location: 975 West 57th Avenue (fronting Oak Street)

Site Size: ~1.23 Acres

Intent: This decommissioned institutional site will evolve to provide new housing options and amenities for families, building on its proximity to schools and significant open spaces. New development will include mid-rise buildings and improve public realm connections to and along Oak Street.



The site graphics are provided for illustrative purposes only, and intended to provide high level direction on site organization and expected building forms. The location of site components are approximate and may vary with an actual proposal.

Applications will be evaluated through a comprehensive rezoning process with enhanced review and public consultation. Design responses deemed to be equal or better in addressing the planning and urban design principles described in this Plan may also be considered.

Cambie Corridor: Unique Sites

Salvation Army Homestead

Policies

Rezoning applications will be evaluated in accordance with the principles set out in Section 6.1 and with consideration of the following:

Housing Variety and Affordability

- Allow a range of housing types with an emphasis on lower mid-rise apartments. Fronting Oak Street, heights will be compatible with adjacent low-rise buildings. A higher mid-rise apartment may be located internal to the site.
- Townhouses (including stacked forms) are strongly encouraged as a component of development in the base of apartment buildings.
- Where secured market rental housing is included, consider modest increases in height and density to assist with project viability - subject to urban design performance and delivery of other priority amenities (e.g., childcare).

Neighbourhood Scale and Transition

- Coordinate building massing with the existing apartment building to the south to ensure a neighbourly interface and built-form continuity.
- Evaluate and mitigate impacts of new development on the synagogue to the north through the enhanced rezoning and consultation process.

Open Space and Public Places

- Incorporate significant usable on-site open space for residents as a key site organizing element, maximizing tree retention on the overall site.
- Integrate high-quality publicly accessible connections through the site that link to open spaces and break up the block.

Community Connections

- Provide a new, full east-west vehicle and pedestrian connection (primary active link) along the northern edge of the site from Oak Street to the eastern property line, ultimately connecting to Laurel Street. Design will be guided by the *Cambie Corridor Public Realm Plan*.
- Proposals will include a comprehensive open space and connections plan illustrating how this site will support the overall precinct vision.
- Improve the Oak Street frontage to enhance pedestrian safety and comfort, as guided by the *Cambie Corridor Public Realm Plan*.

Amenities

- Integrate a new childcare facility in this area precinct. The ultimate provisions, size and location will be confirmed/determined through the rezoning process.
- Recognizing the former institutional use of this site, and the desire to see continued community-serving uses in the area, consideration of on-site community serving uses will be prioritized and considered through rezoning.



Ways to Provide Feedback



There are several ways to provide comments to staff

Feedback gathered will be used to inform the future rezoning application, and more opportunities for feedback will be provided at the rezoning stage.

Go online at *Shape Your City Vancouver*

<https://shapeyourcity.ca/975-w-57th-ave>

- [Submit your comments](#)
- [Ask your questions](#) during the Virtual Open House

Note that the content is available in eight languages



1. Send an email to the rezoning planner

tess.munro@vancouver.ca



2. Call the rezoning planner

604-871-6168

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](#)

