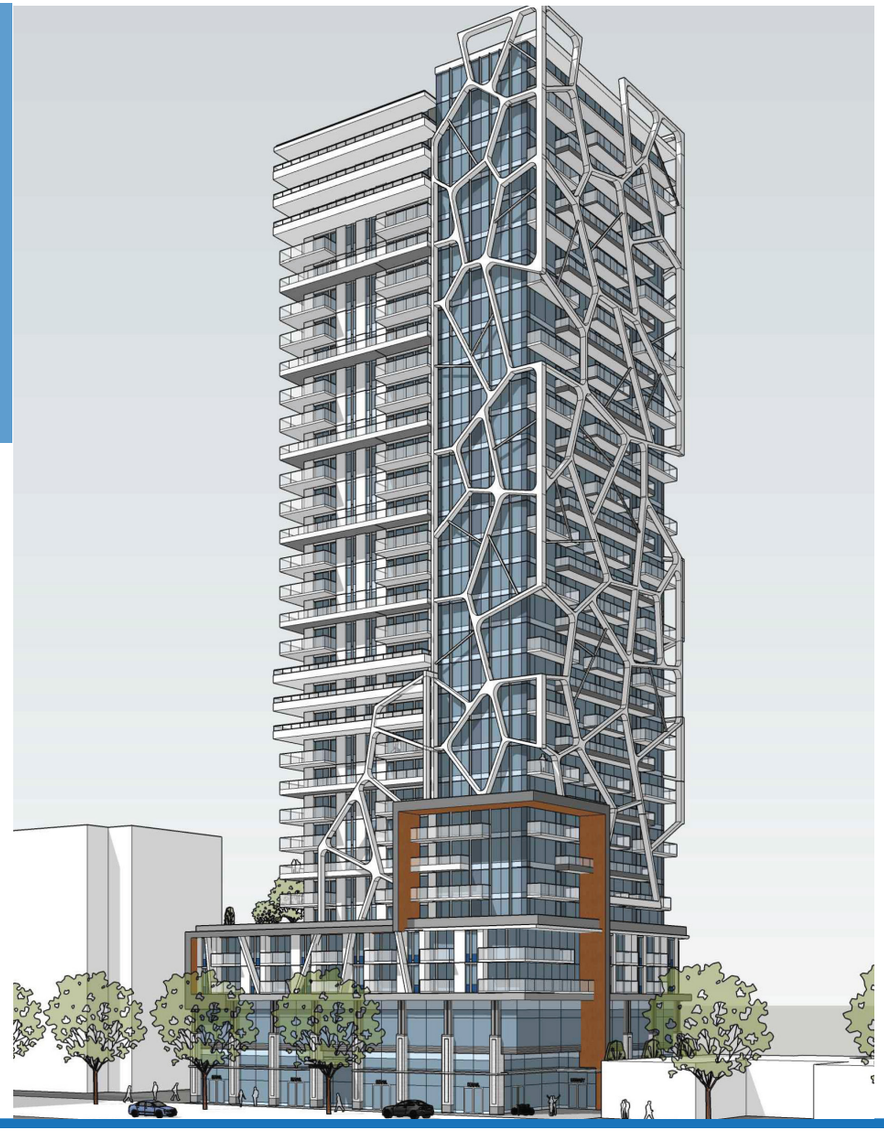
REZONING VIRTUAL OPEN HOUSE

CITY OF VANCOUVER

5163-5187 Joyce Street

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

February 22 - March 14, 2021



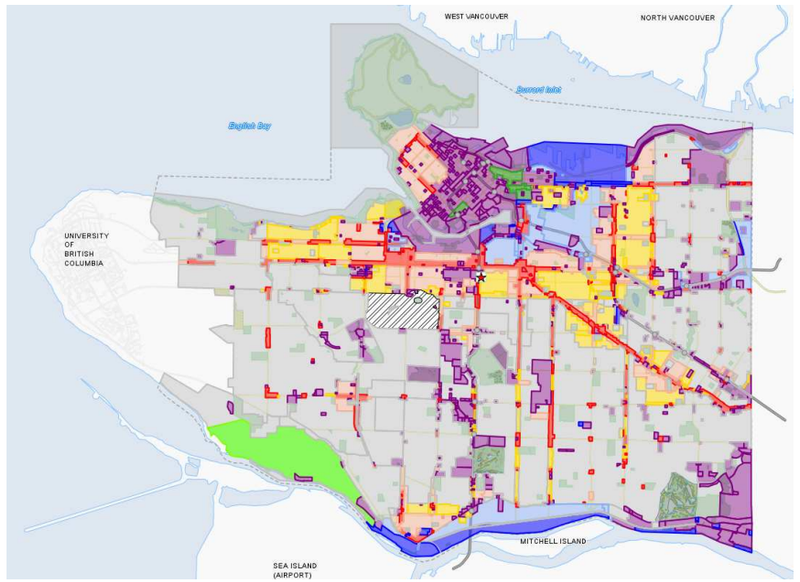


What is Rezoning?

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.

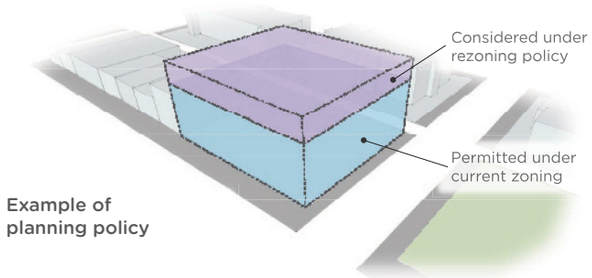
Community and area plans

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.

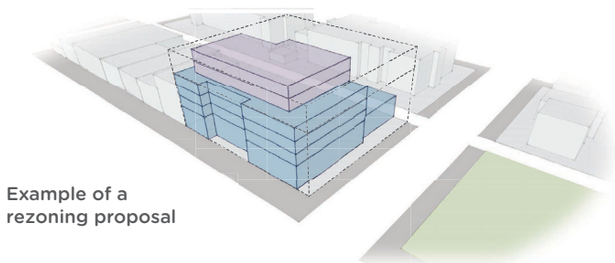
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

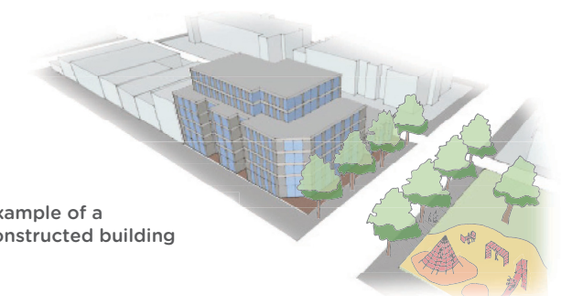
Rezoning policies

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.

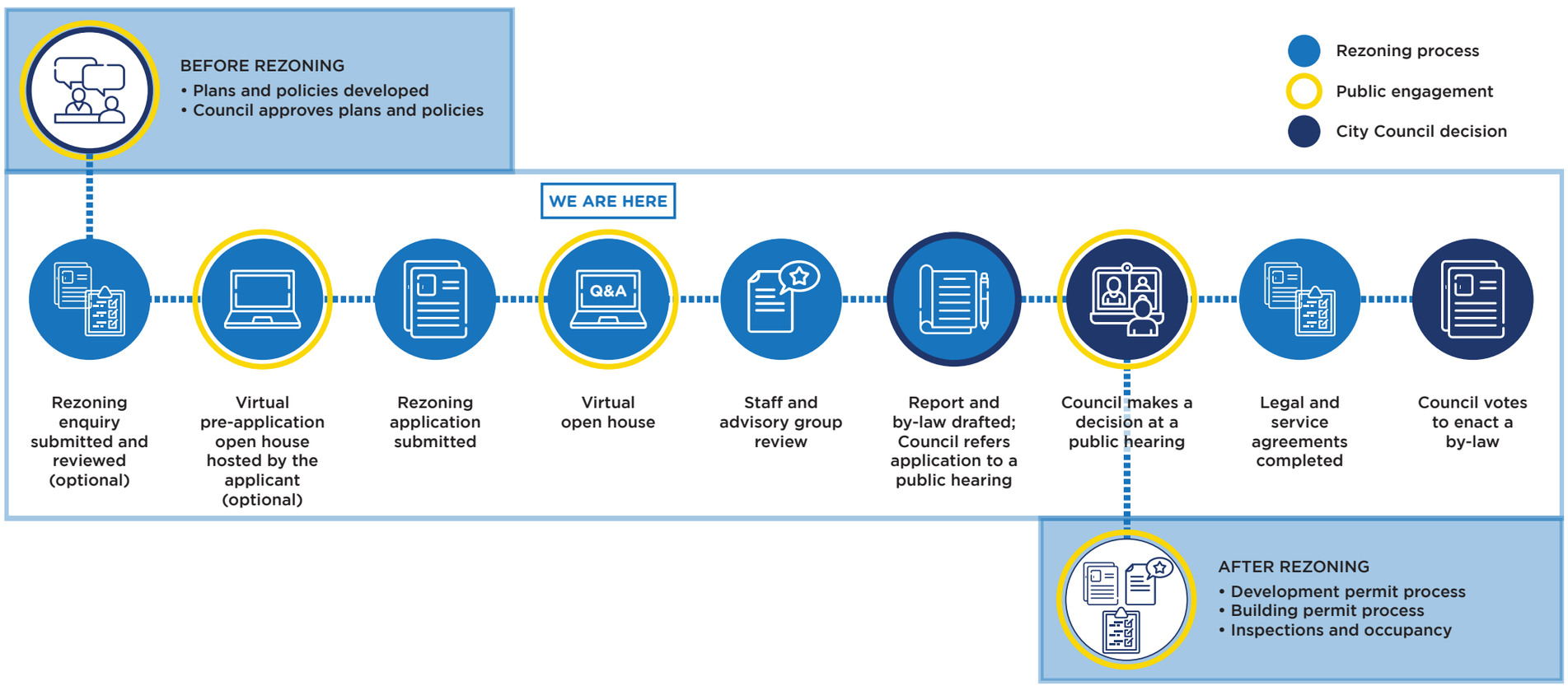


Example of planning policy

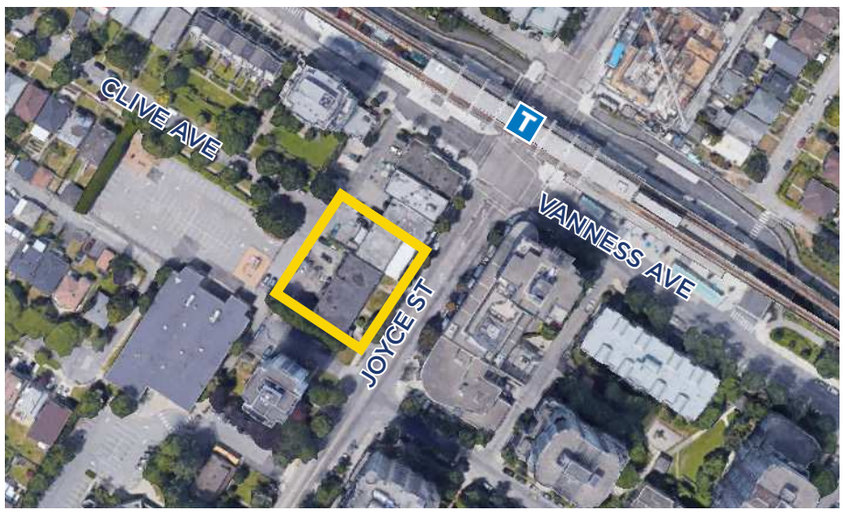

Example of a rezoning proposal


Example of a constructed building

Rezoning Process: Key Steps



Proposed Rezoning





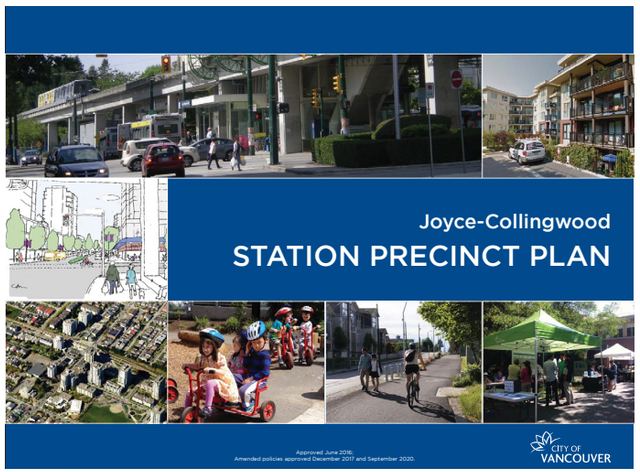
We would like your feedback on a rezoning application

The proposal is to allow for the development of a 32-storey mixed use building with commercial use at grade and a proposed library space on level 2. The zoning would change from C-2C (Commercial) District to CD-1 (Comprehensive Development) District. This proposal includes:

- 293 market strata units
- A floor space ratio (FSR) of 13.10
- A floor area of 21,484.6 sq. m (231,258 sq. ft.)
- A building height of 94.1 m (308.72 ft.)
- 228 vehicle parking spaces and 588 bicycle parking spaces

The application is being considered under the *Joyce-Collingwood Station Precinct Plan.*

Joyce-Collingwood Station Precinct Plan





Overview

This Station Precinct Plan establishes opportunities that will guide the future redevelopment of the Station Precinct. It replaces policies in the Joyce Station Area Plan for sites near the SkyTrain station and provides new policies regarding:

- Land use
- Building form and height
- Transportation and movement
- Community amenities

The JC Precinct Plan provides clarity on the vision and opportunities for the sites around Joyce Station and it will guide future rezoning applications for sites in the precinct. Over time, the redevelopment of the Station Precinct will further Vancouver's objectives for environmental, economic and social sustainability.

Plan Area

The Joyce-Collingwood Station Precinct Plan (JC Precinct Plan) area is compact, focuses on lots within two blocks of the Joyce-Collingwood station and is approximately 30 acres in area. It represents a very small part of the original larger Joyce Station Area Plan boundary and the broader Renfrew-Collingwood community. At present, the existing properties are zoned one-family dwelling (RS-1), multiple dwelling (RM-4N), commercial (C-1 and C-2C) and CD-1, with most properties zoned RS-1. The study area is bisected by the east-west SkyTrain guideway and is generally framed by Wellington Avenue on the north, Kingsway on the south, Rupert Street to the west and Ann Street to the east.

Joyce-Collingwood Station Precinct Plan

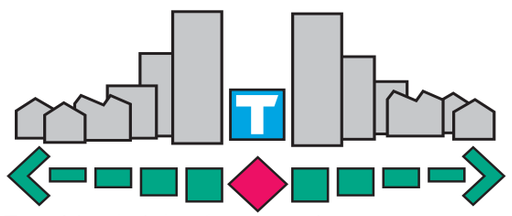
Visions and Aspirations

The Station Precinct Plan is an opportunity to unify the area immediately around the station with Collingwood Village and create a stronger, more cohesive neighbourhood through a mix of land uses and building types that take full advantage of the location and through improved physical and social connections.

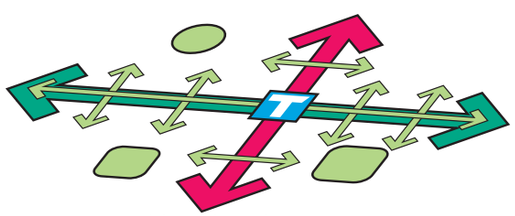
Through the early consultation with the community, staff identified key common ideas and themes and produced a summary of aspirations and future directions for the JC Precinct. These directions were tested with the community through a newsletter and a community check in event. Based on community support, the directions were used to guide the creation of options for the future development of the area.These included:

- Creating more compact, mixed-use and walkable development around the Skytrain Station
- Creating a more active, vibrant local shopping street
- Creating a more physically and socially connected neighbourhood with opportunities for improved public life
- Improving access to transit
- Creating more opportunities for housing including family housing
- Reviewing and prioriting neighbourhood needs to respond to growth

Key Ideas



Transition heights from transit



Increase neighbourhood connectivity



Create vibrant streets



Safe, convenient, and comfortable walking for all ages and abilities



Pedestrians and a cyclist on the BC Parkway



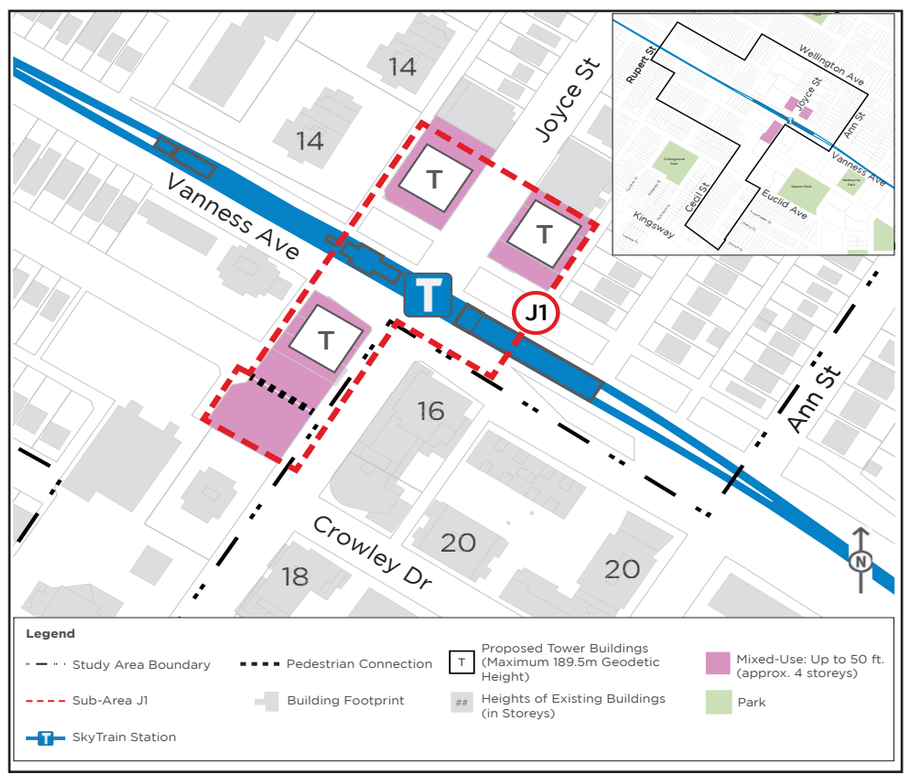
Joyce-Collingwood Station and the bus loop

Joyce-Collingwood Station Precinct Plan

Sub-Area: Joyce Street at Vanness Avenue

Guiding Policies

- Allow mixed-use buildings including towers up above a four-storey building base on sites next to the SkyTrain station where a minimum frontage of 40.2 m (132 ft.) is achieved
- Local-serving retail and services on ground floor are required
- Choice of use is permitted above the ground floor, which may include local-serving retail, service, office, or residential
- To ensure livability, acoustic mitigation from environmental noise (including road and Skytrain noise) is required for residential uses
- Allow for a larger retail space to accommodate a neighbourhood-scale grocery store (796.8 sq. m/7,500 sq. ft. to 929 sq. m/10,000 sq. ft.), where practical
- Explore opportunities to relocate the Collingwood Library to a new commercial space on Joyce Street
- All buildings fronting Joyce Street should include a distinct four-storey building base to create a human-scaled shopping street and allow for sunlight penetration to the street
- Upper floors of towers must be shaped to create distinct building identity
- Provide building breaks along the Joyce Street frontage to create mid-block pedestrian access and semi-public outdoor spaces
- Limit vehicle crossings and remove existing crossings where possible on Joyce Street to prioritize pedestrian movement



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/5163-5187-joyce-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

kent.macdougall@vancouver.ca

3. Call the rezoning planner

604-829-9579



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