

REZONING VIRTUAL OPEN HOUSE



7525 Cambie Street

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

February 1 - February 21, 2021



What is Rezoning?

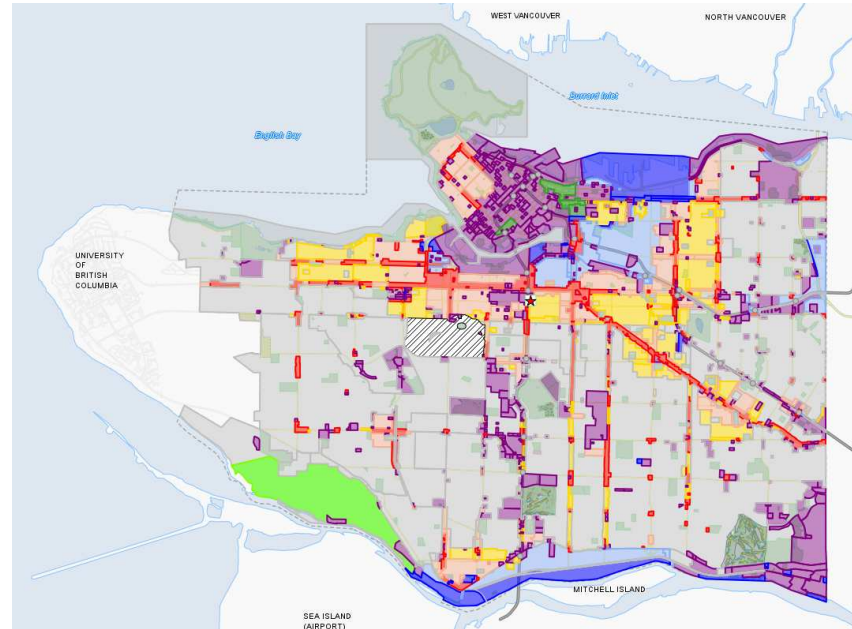
The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling) and physical form (e.g. height).

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.

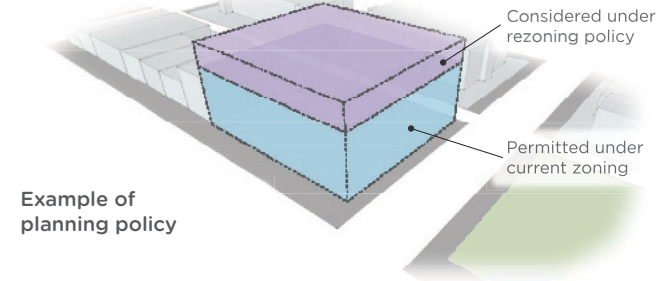
Community and area plans

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.

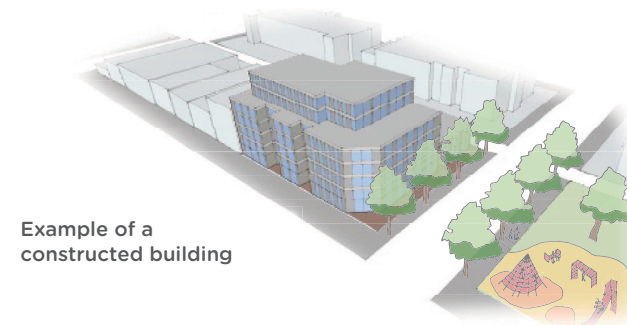
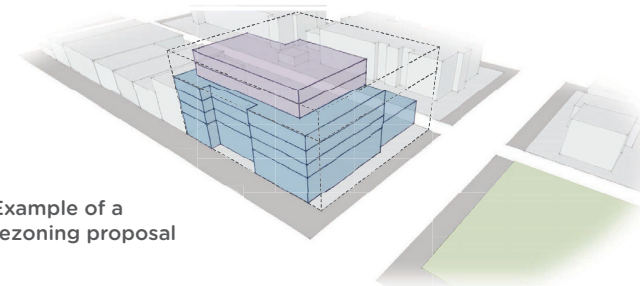
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

Rezoning policies

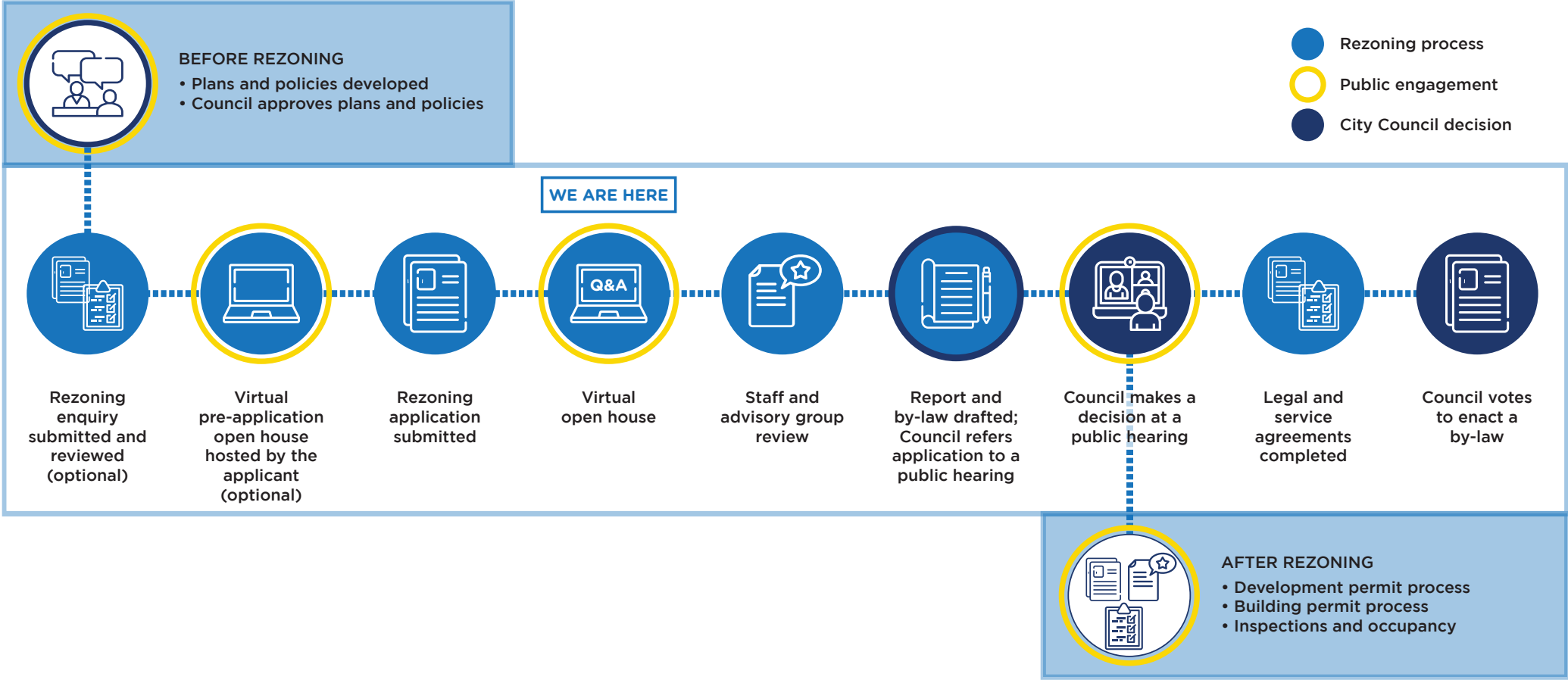
Rezoning policies provide guidance for developing or using a property in ways that may not be possible under existing rules or zoning. They provide a framework to achieve City objectives by enabling and incentivizing development across the city.



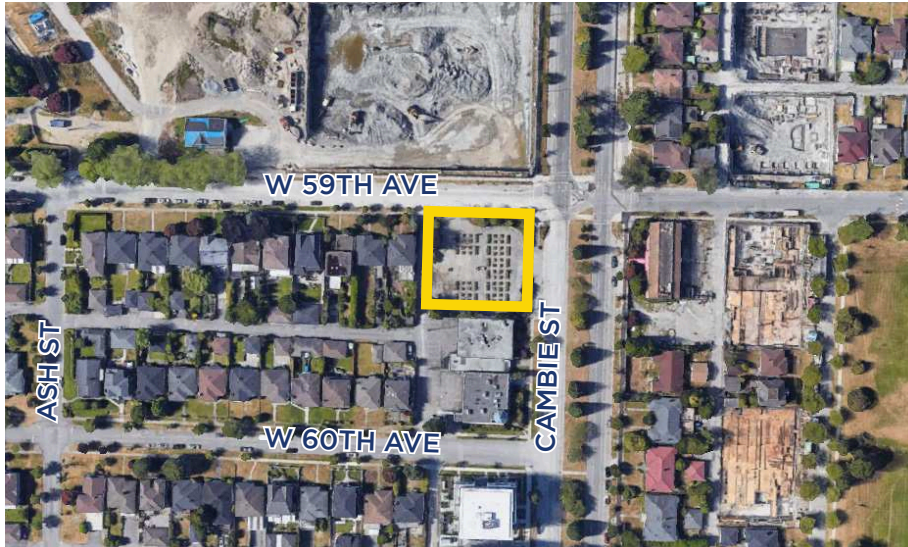
Example of planning policy



Rezoning Process: Key Steps



Proposed Rezoning



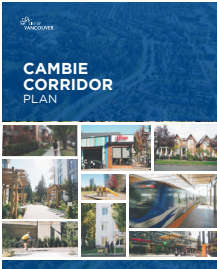
We would like your feedback on a rezoning application

The proposal is to allow for the development of a 6-storey mixed use building with commercial use at grade. The zoning would change from C-1 (Commercial) district to CD-1 (comprehensive development) district. The proposal includes:

- 76 strata-titled residential units
- A floor space ratio (FSR) of 3.54
- A floor area of 6,507 sq. m (70,035 sq. ft.)
- A building height of 24.6 m (80.6 ft.)
- A partial 7th storey common amenity space
- 112 vehicle parking spaces and 160 bicycle parking spaces

The application is being considered under the *Cambie Corridor Plan*.

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



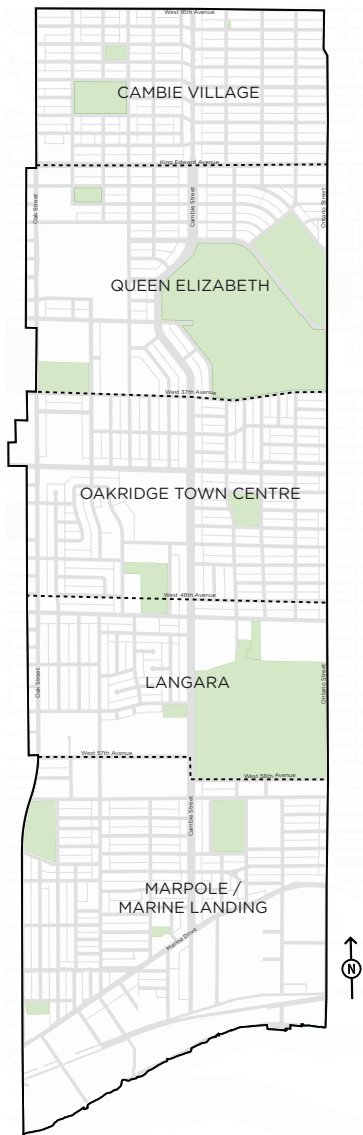
Creating a Municipal Town Centre



Recognizing opportunities on unique sites



Providing amenities & services



Cambie Corridor: Neighbourhood Vision

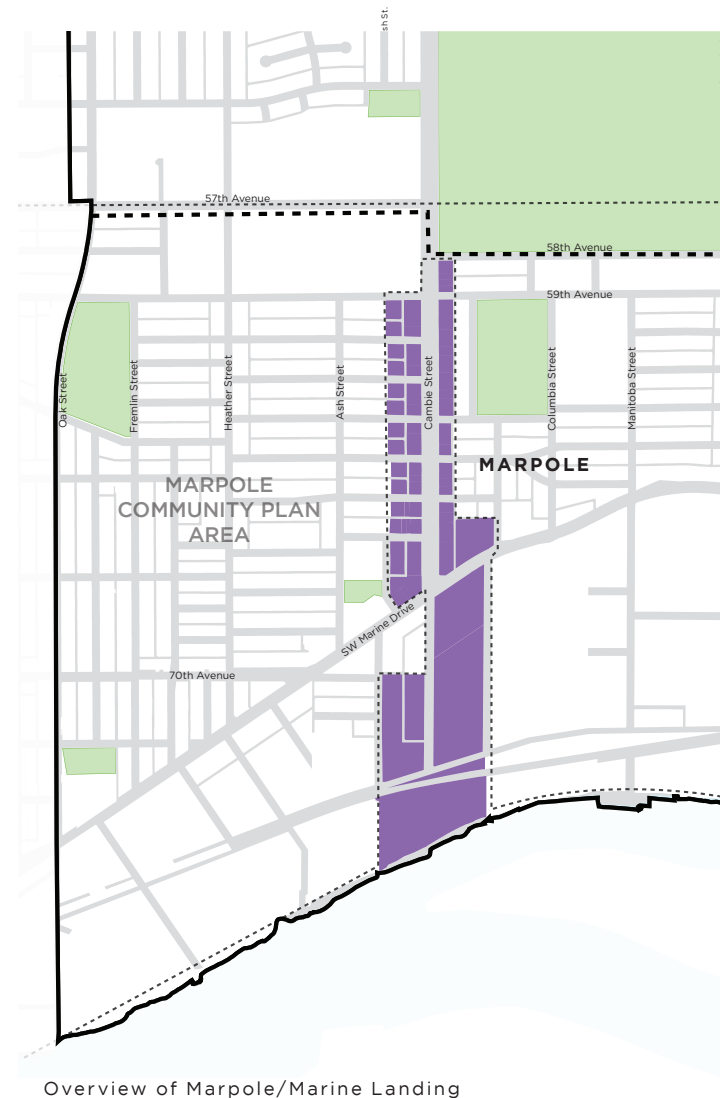
Marpole

Neighbourhood Character

At present, this is a predominantly single-family area interspersed with affordable rental housing and institutional uses. South of Marine Drive, the area is mostly industrial with limited residential and commercial uses.

Through both this plan and the *Marpole Community Plan* (2014), the area will transform to a walkable, vibrant, high-density urban area that responds to its connections to an evolving residential community, adjacent industrial area, and historical relationship to the Fraser River.

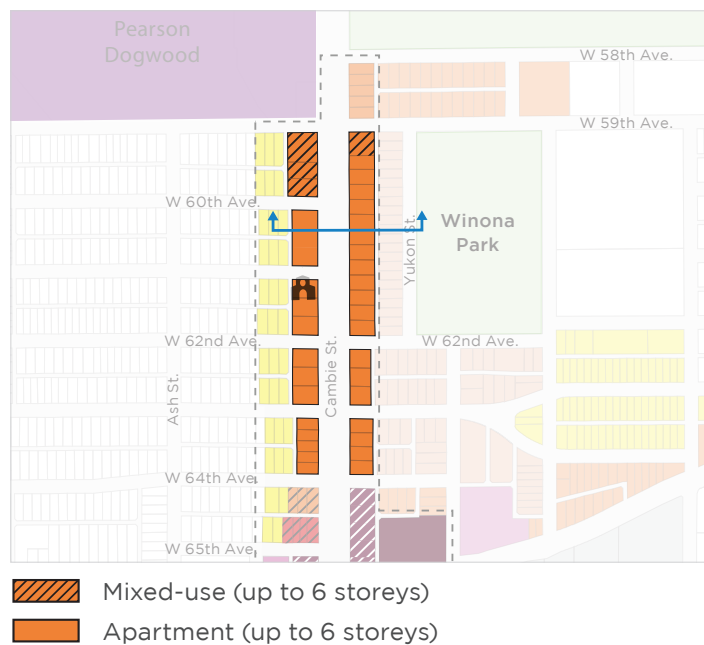
Recognizing the area's prominence as an entranceway to the City, plans for Marpole will strive to balance local character and functions with significant new opportunities for job space and mixed-uses that will infuse the area with an enhanced sense of vibrancy.



Cambie Corridor: Land Use Policy

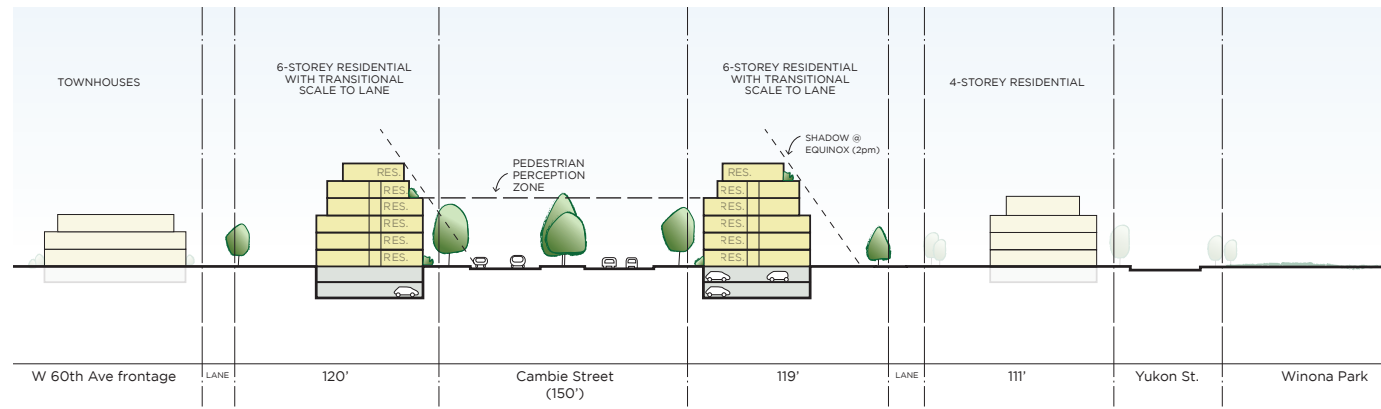


Cambie Street: 59th-64th Avenue



- Uses:** Varies
Density: 2.0-2.5 or 2.5-30 FSR* depending on use
Height: Up to 6 storeys
- Residential buildings will be allowed up to 6 storeys and 2.0-2.5 FSR
 - Mixed use buildings with active commercial at grade will be allowed up to 6 storeys and 2.5-3.0 FSR
 - Above 4 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
 - An additional partial storey may be permitted for common rooftop amenity spaces if contiguous with common outdoor amenity space. Additional height should be stepped back from all building edges to minimize the appearance from ground level
 - Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See [Cambie Corridor Public Realm Plan](#).

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.



Representative Section: Cambie Street between 60th and 61st Avenue



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/7525-cambie-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

tess.munro@vancouver.ca

3. 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](#)

