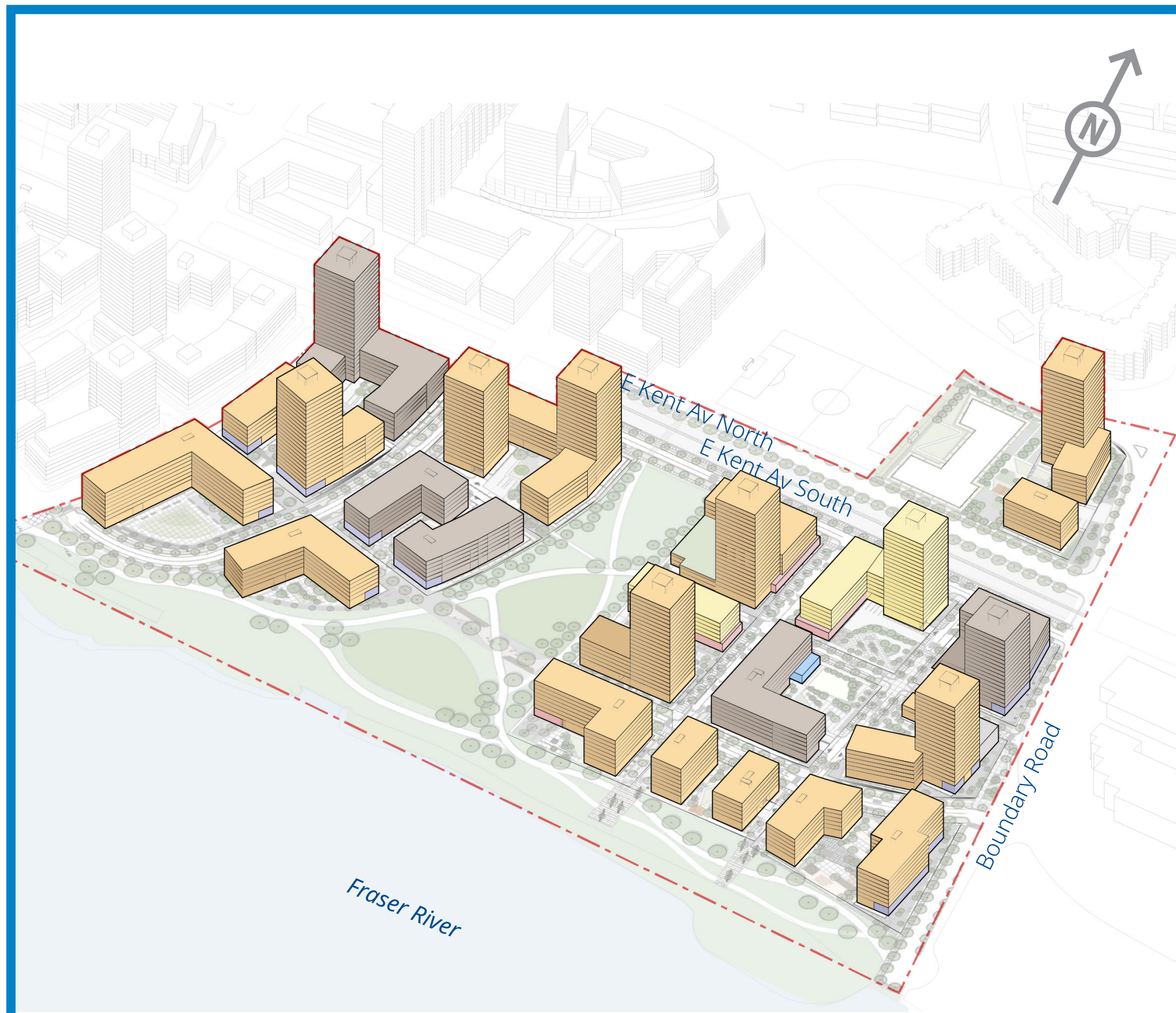


Welcome

Rezoning Application



Rezoning Proposal



Location

East Fraser Lands Waterfront Precinct Area 3: 3612, 3650 East Kent Avenue South, 3680 Marine Way and 8655 Boundary Road

The City of Vancouver has received an application to amend CD-1 (473): EFL Non-High Streets (Area 3) to align with Council approved amendments to the East Fraser Lands Official Development Plan (EFL ODP) and allow for development of Area 3. The proposal includes:

- 195,387 sq. m (2,103,132 sq. ft.) of strata housing;
- 68,927 sq. m (741,922 sq. ft.) of social housing;
- 27,888 sq. m (300,184 sq. ft.) of secured rental housing;
- 3,422 sq. m (36,835 sq. ft.) of commercial space;
- A range of building heights from eight to 25 storeys;
- 3.31 hectares of park space;
- A community energy facility; and
- A childcare facility.

This application is being considered under the East Fraser Lands Official Development Plan.

Applicant Contact:

Joost Ruiterkamp
joost.ruiterkamp@wesgroup.ca

Rezoning Planner:

Tess Munro
tess.munro@vancouver.ca

Event Code of Conduct



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.

Why We Are Here



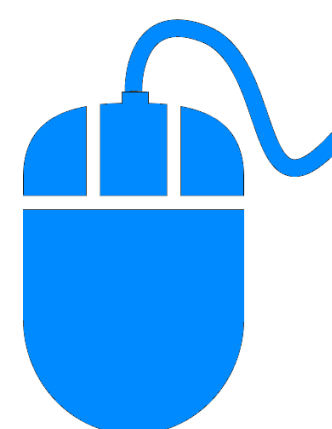
We want to hear from you

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.

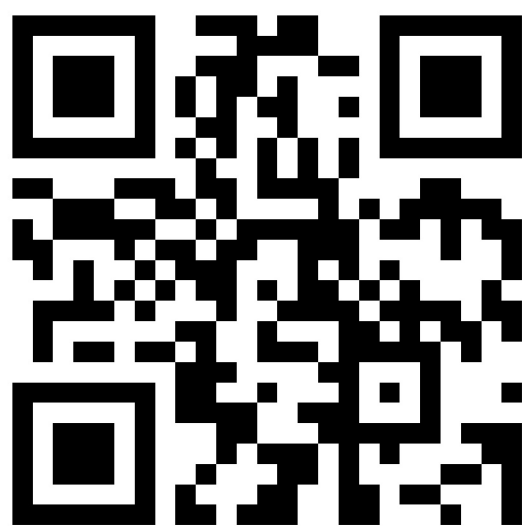
- 1. Review the material on display.
- 2. Ask questions to City staff or the applicant.
- 3. Share your feedback.



Fill out a written comment sheet

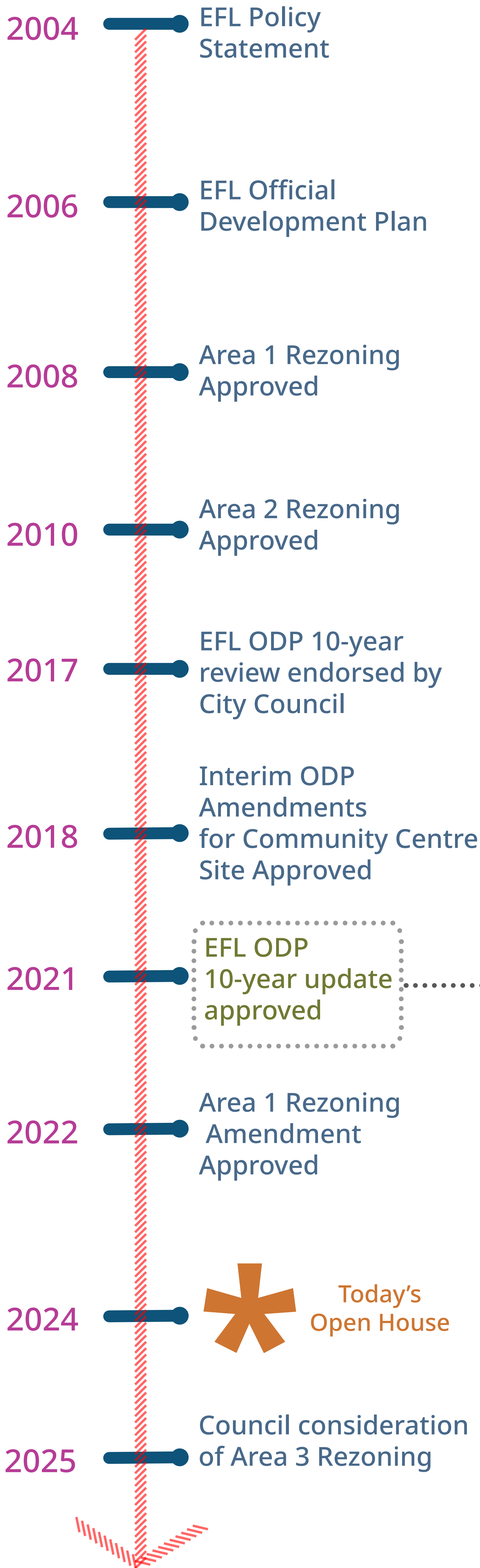


Submit online feedback at [shapeyourcity.ca](https://www.shapeyourcity.ca)



Planning Context

East Fraser Lands Policy Timeline



On April 8, 2021, Council unanimously approved amendments to the East Fraser Lands Official Development Plan (EFL ODP) as a part of the EFL ODP 10-year review. The approved amendments allow for the following:

- Revisions to the ODP to align with current City policies and directions.
- An additional floor area of 39,246 sq. m (422,422 sq. ft.) in Area 1 to increase housing options.
- An additional floor area of 104,358 sq. m (1,123,303 sq. ft.) in Area 3.
- An increased package of amenities, including 20 childcare spaces and 2 acres of park.
- Additional building height maximum from 24 to 28 storeys in the Waterfront Precinct.

At the meeting, Council also considered a staff recommendation for an alternative approach to deliver the community centre and utilities items.

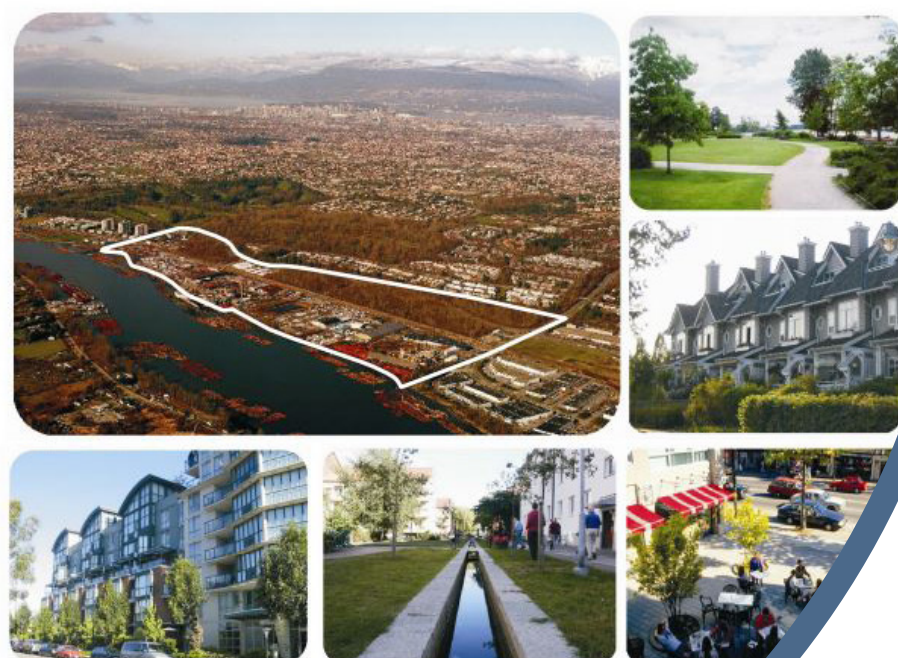
Planning Context

East Fraser Lands Policy



East Fraserlands Policy Statement

City of Vancouver
Planning Department
CITY OF VANCOUVER
Adopted December, 2004



EFL POLICY STATEMENT (2004)

The EFL Policy Statement established a vision for the future community. EFL is envisioned as a complete community with opportunities for its residents to live, work, learn, shop and play. The new community will be socially and environmentally sustainable and will provide housing opportunities for a variety of households, ages and income levels.

EFL Illustrative Plan



OFFICIAL DEVELOPMENT PLAN (2006, amended 2021)

The EFL ODP refines the vision outlined in the policy statement and establishes a foundation of planning, urban design, development, sustainability principles and strategies to enable the development of EFL as a complete community.

Planning Context

Other Applicable Policies

In additon to the EFL Policy Statement (2004) and EFL ODP (2006, amended 2021) the Area 3 rezoning is guided by the following key policies.

Rezoning Policy for Sustainable Large Developments

In July 2018 Council approved updates to the Rezoning Policy for Sustainable Large Developments. This policy applies to rezoning applications involving a site area of more than 8000 sq. m (1.98 acres) and addresses seven topic areas: Sustainable Site Design, Sustainable Food Systems, Green Mobility, Potable Water Management, Rainwater & Groundwater Management, Zero Waste Planning, Affordable Housing and Resilience.

The EFL redevelopment will need to meet or exceed the requirements of the Rezoning Policy and Bulletin for Sustainable Large Developments, and any applicable Council policies at rezoning.



City of Vancouver

Land Use and Development Policies and Guidelines

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

REZONING POLICY FOR SUSTAINABLE
LARGE DEVELOPMENTS

Adopted by City Council on July 25, 2018

Effective Date September 1, 2018*

Amended on September 15, 2020, January 19, 2021, July 20, 2021, July 25, 2023, and October 4, 2023

Note: This policy replaces Revised Action A-2 of the EcoDensity/EcoCity Revised Charter and Initial Actions

* Note: The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.

This policy is effective September 1, 2018 and is mandatory for all large development rezoning applications accepted as complete on or after September 1, 2018.

Large developments are those that:

(a) Involve a land parcel or parcels having a total site size of 8,000 sq. m (1.98 acres) or more, or

(b) Contain 45,000 sq. m (484,375 sq. ft.) or more of new development floor area

Projects that are limited in scope may be excluded from the requirements of this policy, including:

(a) Text amendments to the existing zoning for minor changes to large developments

(b) Projects that contain less than 4,700 sq. m (50,590 sq. ft.) of new development.

In such cases, a request for partial or total exemption from the policy requirements should be discussed with the rezoning planner prior to rezoning application submission. Alternatives can be considered and, if warranted, some of the requirements may be waived by the Director of Planning in cases of hardship or conflict between requirements.

OVERALL POLICY INTENT

Large developments are expected to demonstrate leadership in sustainable design. While the policy is divided into sections for ease of readability and implementation, it is expected that large developments will use an integrated design approach and employ district-scale solutions where appropriate.

Note that City staff may involve external agencies such as TransLink, Vancouver School Board, and Vancouver Coastal Health to inform the rezoning review.

July 2023

Housing Vancouver Strategy

50%

of new homes will serve households earning less than \$80,000

40%

of new homes will be large enough for families

65%

of all new housing will be for renters

20,000

will be secure long-term market rental homes

12,000

will be social, supportive, and non-profit co-operative homes

4,000

new laneway homes for singles, couples, and families

10,000

new ground-level homes such as townhouses, rowhouses and infills

6,800

new homes will be for households earning less than \$30,000

More ownership options will be available for first time homebuyers, families, and downsizing seniors

The Housing Vancouver Strategy seeks to shift the supply of new homes towards the right supply, with targets for new units along a continuum of housing types. Overall, 72,000 new homes are targeted over 10 years, including 12,000 social, supportive and non-profit co-operative units, and 20,000 secure long-term market rental homes. If approved, the Rezoning Application for EFL Area 3 will help advance the social housing and rental housing targets and goals.

A graphic titled 'HOUSING VANCOUVER STRATEGY' featuring a collage of images: a person working on a laptop, a modern multi-story apartment building, a row of colorful townhouses, a person holding a baby, and a person sitting at a table. The City of Vancouver and Housing Vancouver logos are at the top.

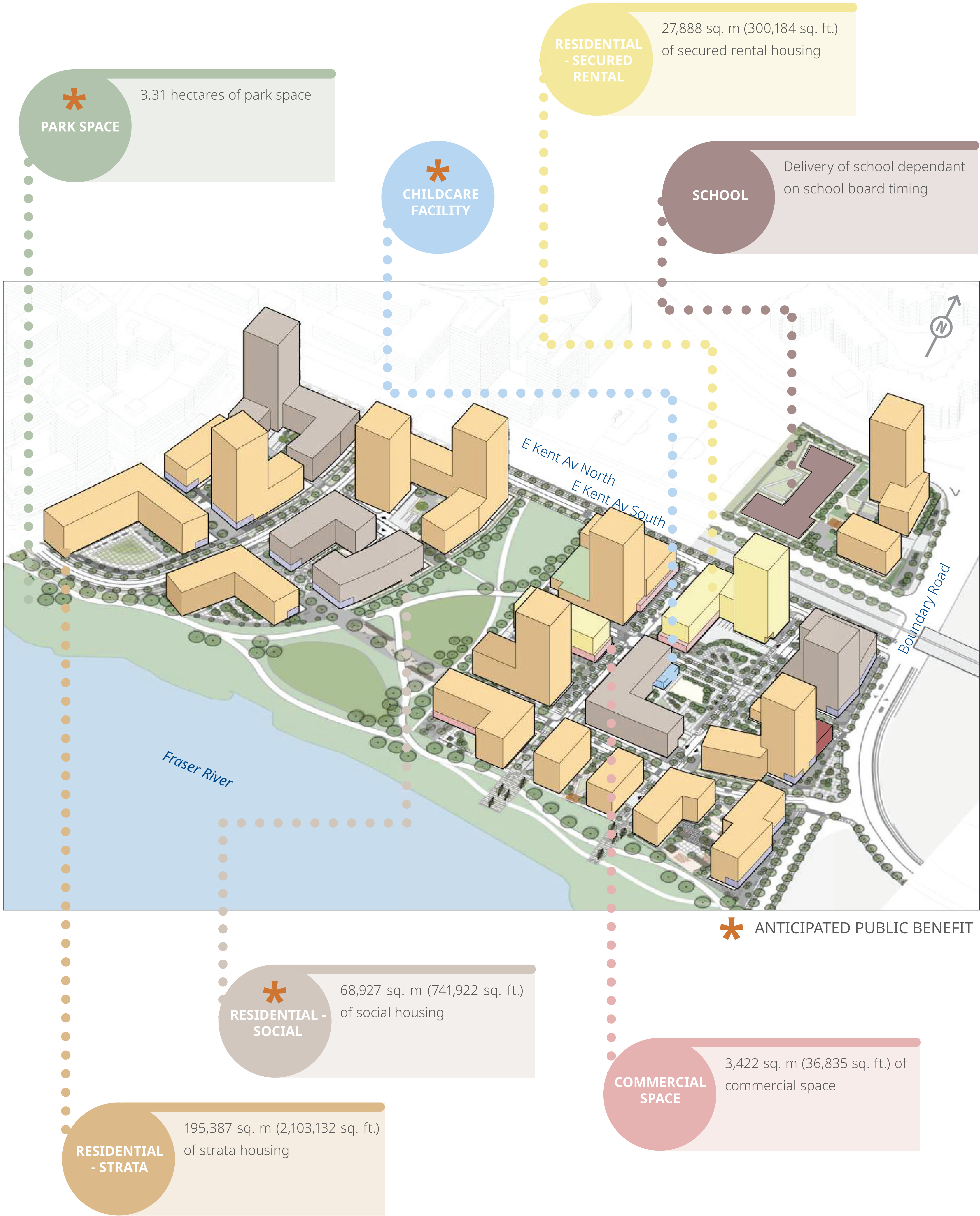
<https://www.shapeyourcity.ca>



CITY OF
VANCOUVER

Planning Context

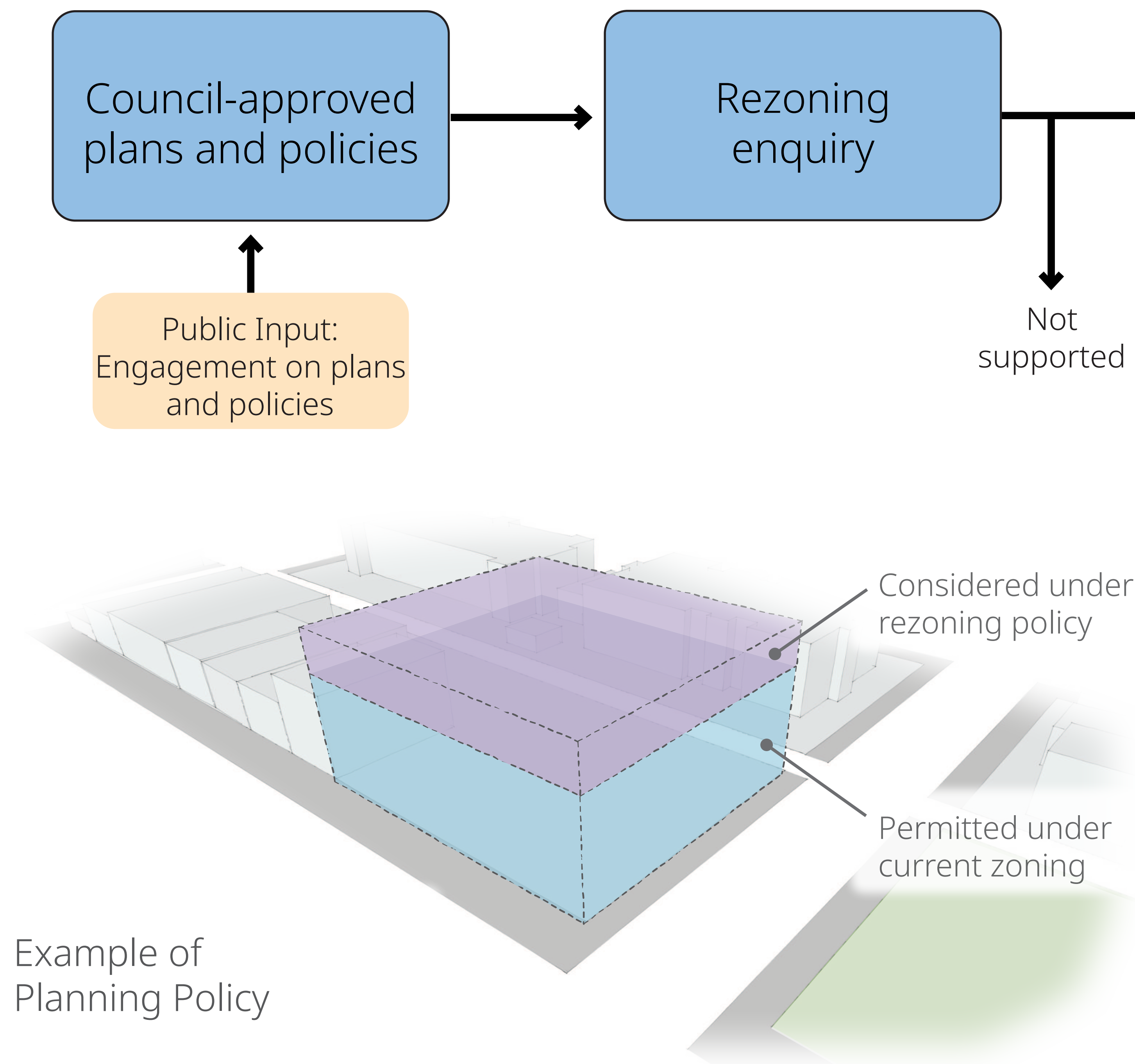
Proposed Land Use Strategy



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.



What guides development?

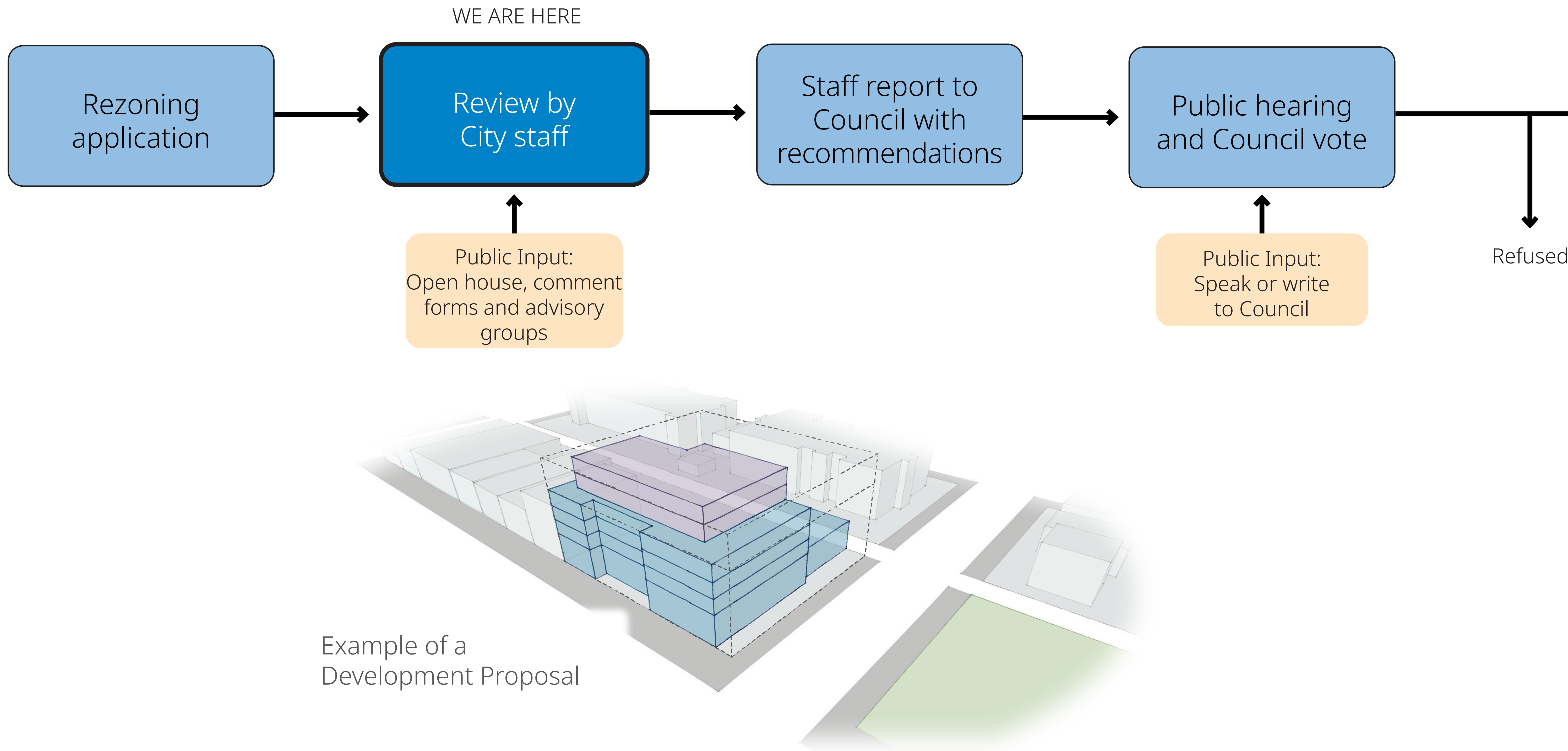
Community plans and policies are developed by City staff with public input, and are adopted by Council.

They lay out the long-term vision of the community and direct future growth and associated amenities.

These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

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.



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.

A rezoning will provide regulations including permitted uses, height and density for a property. If a rezoning is approved, more detailed design will take place in subsequent permit stages.

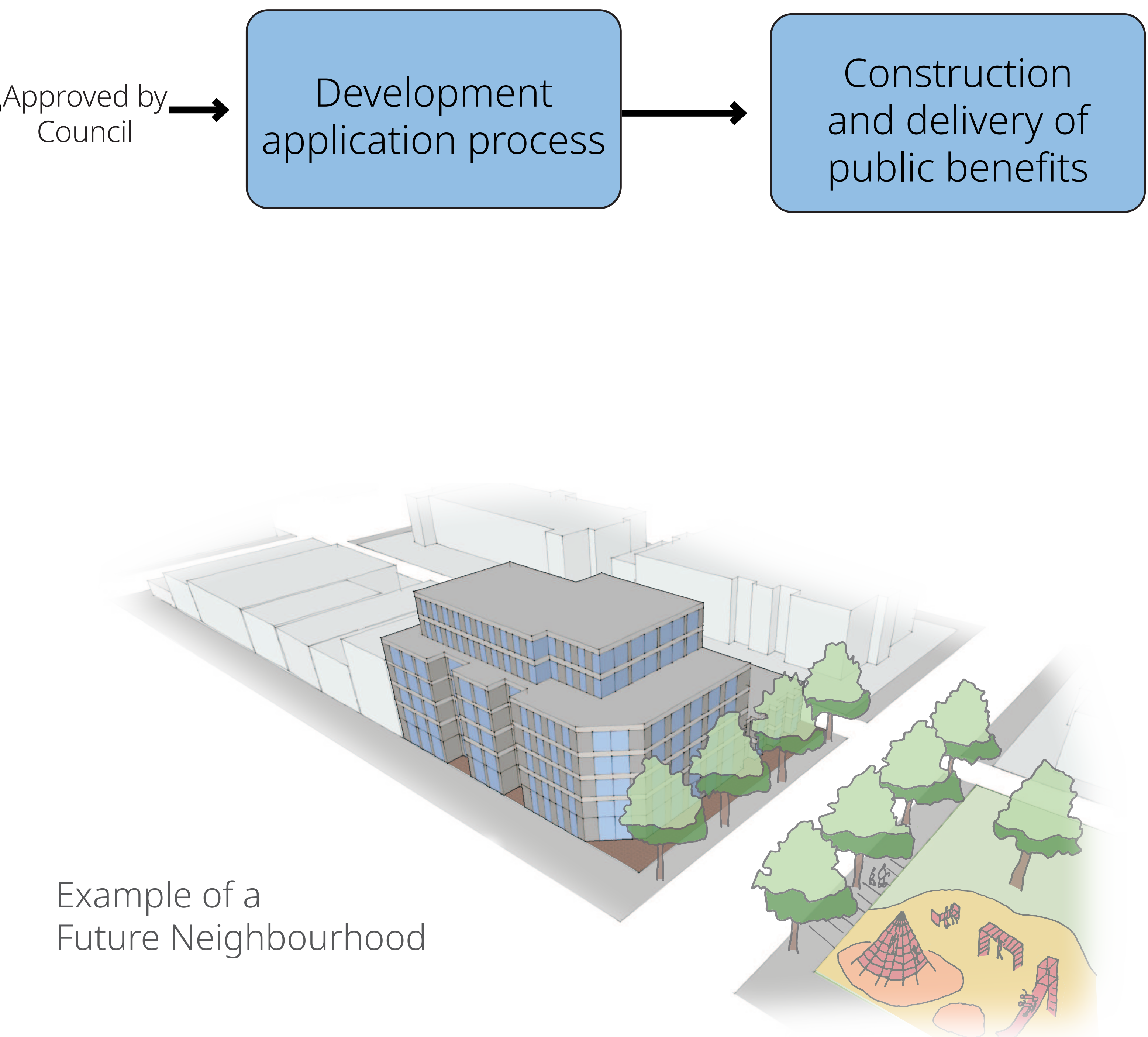
How is my feedback used?

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.

Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

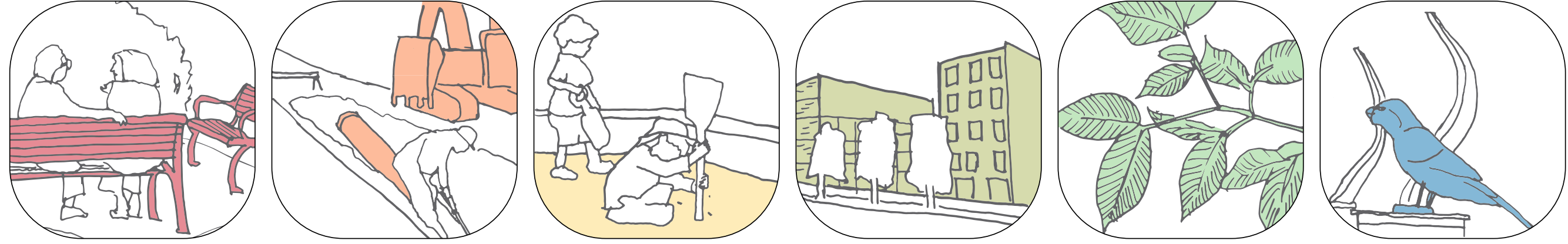
Implementation

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 are the benefits to the community?

Development, including rezoning, can support community benefits, including parks, community facilities, social housing, street upgrades and more.



Share Your Thoughts



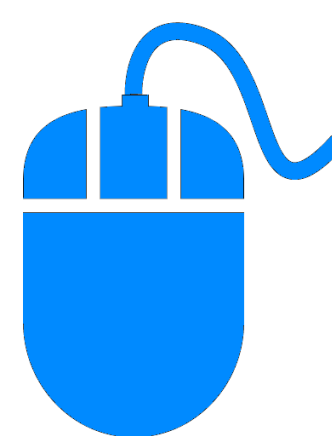
What do you think?

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.



Fill out a written comment sheet



Submit online feedback at [shapeyourcity.ca](https://www.shapeyourcity.ca)



Thank you for coming!