

# Adjacent Area Rezoning Policy – FACT SHEET

## Little Mountain Site Planning Policy Program



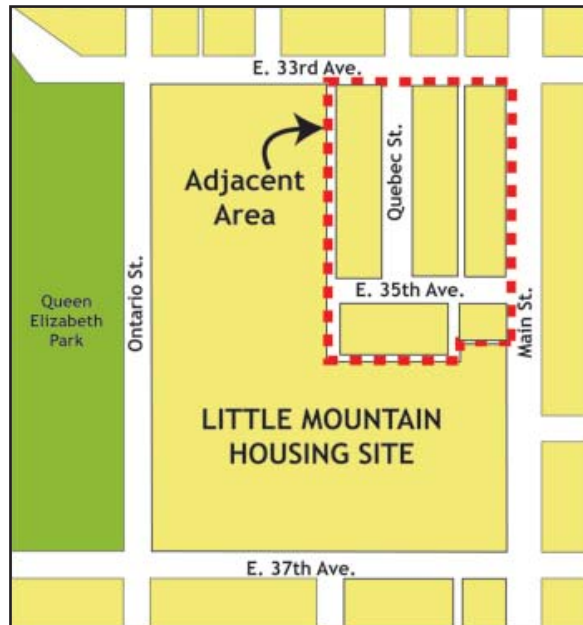
### INTRODUCTION

This guide is meant to provide residents and property owners of the neighbourhood adjacent to the Little Mountain Site with background information on the City of Vancouver's planning process to develop a rezoning policy for the area.

### BACKGROUND

Since 2009, the City of Vancouver's Planning department has been leading a collaborative planning process with the Riley Park community, Holborn Properties and the Province (BC Housing) to develop a vision for the Little Mountain housing site, located between Main Street and Ontario Street and 33rd and 37th Avenue.

As part of this work, the City has begun developing a rezoning policy for the area adjacent to the Little Mountain Site, referred to as the 'Adjacent Area'. The development of the rezoning policy is based on direction given by the Riley Park South Cambie Community Vision and will consider possible zoning changes including a change in building type from single family dwellings to higher density developments such as townhouses and apartments.



### WHAT IS THE ADJACENT AREA?

The adjacent area is bordered by 33rd Ave and 35th Ave and by Quebec and Main St. It consists of 36 single family houses zoned RS-1, 6 multi-family apartments zoned RM-3A, 3 duplexes zoned RT-2 and 1 commercial mixed use building zoned C-1.

*For more information go to:*  
[www.vancouver.ca/littlemountain](http://www.vancouver.ca/littlemountain)

## **WHY CONSIDER CHANGE IN THIS AREA?**

Approved by Council in 2005, the Riley Park South Cambie (RPSC) Community Vision was developed by people who live and work in RPSC with the assistance of City staff. The Vision contains several directions regarding the planning for Little Mountain. Direction 31.4 states: *“The single family and apartment area (south of 33rd and west of Main) adjacent to Little Mountain Housing should be considered for possible zoning changes when planning for the redevelopment of the Little Mountain Housing Site.”*

As well, the 2009 Council Report which initiated the Little Mountain planning program stated that compatible and integrated development options for the adjacent area should be assessed when planning for the Little Mountain site takes place. These options could be for development that is concurrent with the redevelopment of Little Mountain or for the future.

## **WORK DONE TO DATE**

### **Public Meetings:**

Jan. 27, 2010, Area Residents Meeting  
May 20, 2010, Area Residents Meeting  
Oct. 19, 2010, Area Residents Meeting  
May 19, 2011, Area Residents Meeting  
Jan. 10, 2012, Area Residents Meeting  
Jan. 18, 2012  
- RPSC Implementation Team  
Jan. 26 & 28, 2012  
- Little Mountain Open Houses

### **Analysis:**

- The City hired a consultant to evaluate a variety of possible housing forms and densities to understand what types of change would be financially viable.
- The analysis found that, generally, existing single family homes in the area are more valuable than constructing new lower density multi-family housing forms such as row houses. For most properties to redevelop in the near future 4-6 storey developments would be needed.

*City of Vancouver Planning staff have been developing a range of housing type options based on urban design principles and the economic analysis. These are represented on the following pages and represent initial draft explorations; they are not development proposals.*

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### OPTION 1

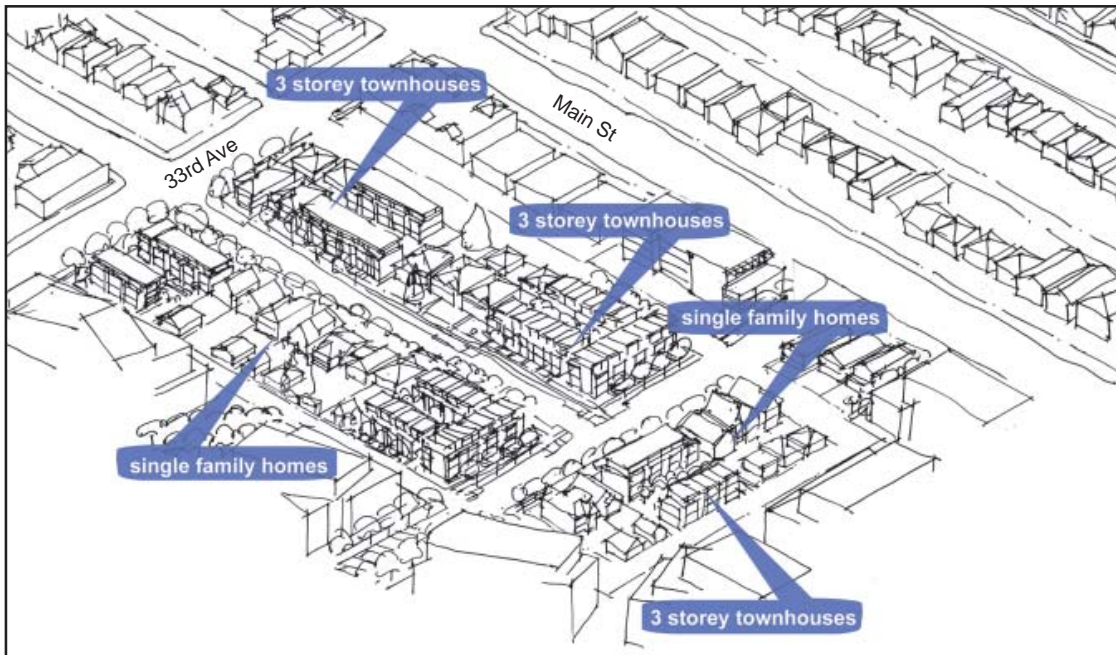
Building Type: Townhouses with underground parking

Number of Storeys: 3

Density Range: approx. 1.2 FSR\*

Description: This option allows for incremental change through the neighbourhood to a low scale townhouse form within the existing single family homes. Approximately half of the properties would be viable for redevelopment into townhouses in the near future, while others could stay as single family dwellings for the longer term.

*Housing type supported for some single family areas in RPSC Community Vision.*



#### \* What is FSR?

FSR refers to Floor Space Ratio. It is a ratio used to express the density of the development on the site and is calculated by dividing the total building square footage over the site square footage.

eg. 20,000 build sq. ft. /10,000 site sq. ft. = 2.0FSR

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### OPTION 2

Building Type: 4 storey apartment buildings

Number of Storeys: 4

Density Range: approx. 1.5 to 1.8 FSR

Description: In this option the majority of the properties would be viable for redevelopment in the near future. All could rezone to a similar building type, height and density.

*A Housing type supported on the Little Mountain site by the RPSC Community Vision*



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### OPTION 3

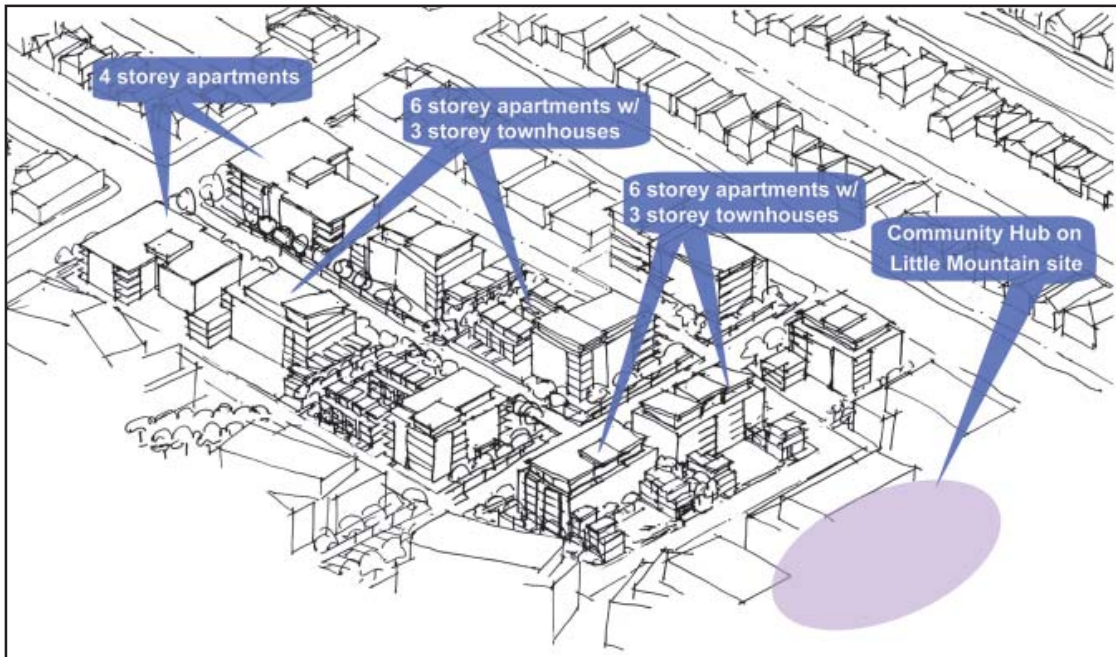
Building Type: 6 storey Apartments, 3 storey Townhouses, 4 storey Apartments

Number of Storeys: 6 storey apartment with 3 storey townhouses; stepping down to 4 storey apartments at 33rd Ave

Density Range: approx. 1.8 to 2.25 FSR

Description: This option presents a variation in height, density and building type across the area with a gradual transition down from the Little Mountain community hub to 33rd Ave. 6 storey apartments and 3 storey townhouses are combined on each development site in order to provide a variety of ground level and high density housing types.

*Not a housing type supported by the RPSC Community Vision.*



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### OPTION 4

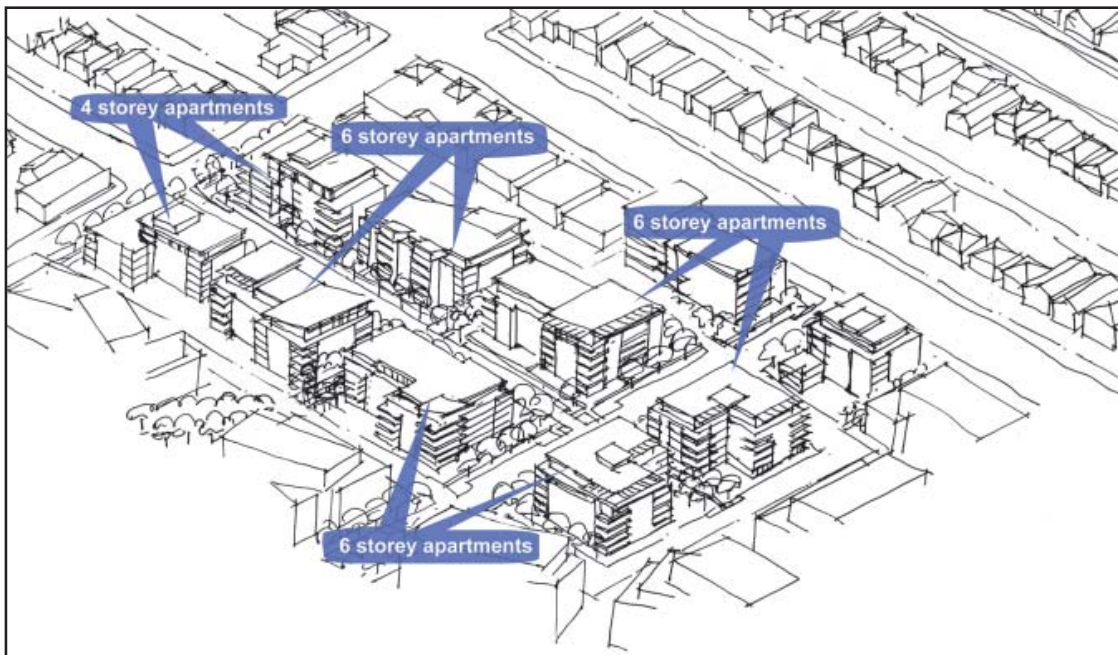
Building Type: 6 and 4 storey apartment buildings

Number of Storeys: 6 storeys stepping down to 4 storey apartments at 33rd Ave.

Density Range: approx. 2.0 to 2.5 FSR

Description: Properties at 33rd Ave. step down in height and density to make transition to the properties across 33rd Ave.

*Not a housing type supported by the RPSC Community Vision.*



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### OPTION 5

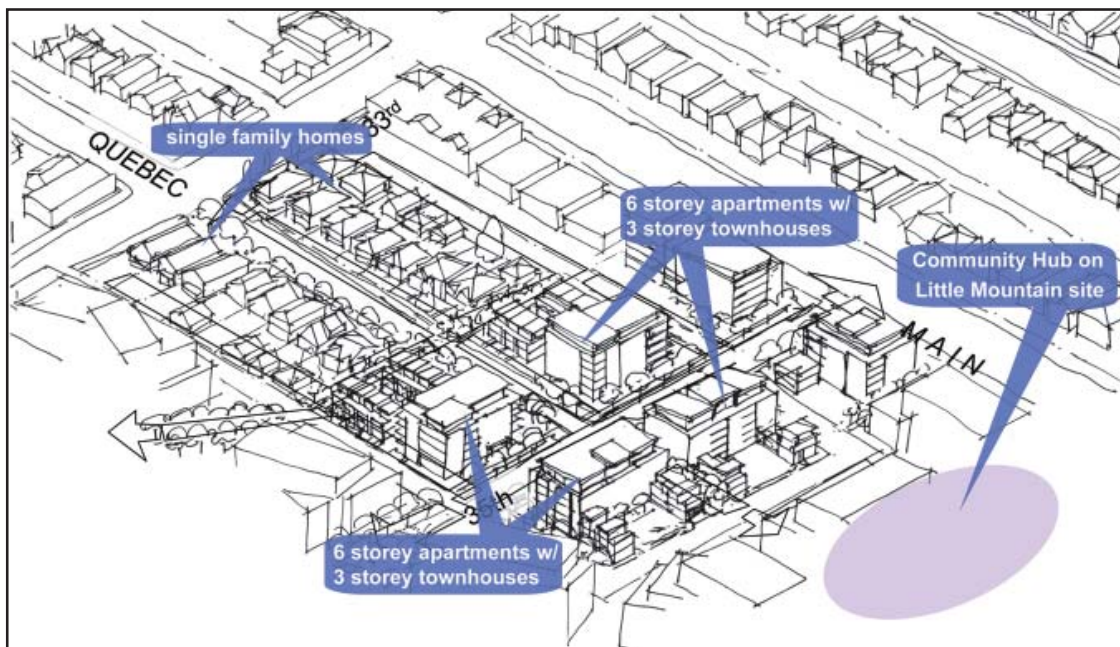
Building Types: 6 storey apartments and 3 storey townhouses.

Number of Storeys: 6 storey apartments and 3 storey townhouses

Density Range: approx. 1.8 to 2.25

Description: Partial area re-development. Focus development and heights on 35th Ave. and the adjacency to the future Little Mountain community hub with 6 storey apartments and 3 storey townhouses. Properties near 33rd Ave. could remain as single family dwellings.

*Not a housing type supported by the RPSC Community Vision.*



## **FREQUENTLY ASKED QUESTIONS**

- 1 What is a rezoning policy?**  
A rezoning policy is a document which will, if approved by Council, provide a basis for assessing future rezoning and development proposals for the area. It will establish principles and objectives related to: density, heights, building form, public benefits, transportation and sustainability.
- 2 Is this a rezoning or a development application?**  
No, this is not a rezoning or development application. This process will develop policy that will provide the framework to guide future rezoning and development proposals in the area (see above).
- 3 Is the City expropriating my property?**  
No, the City is not expropriating your property. It is your decision whether you wish to sell your house or to remain in the area.
- 4 When will a developer be engaged to develop the area?**  
A developer will engage on their own initiative; there is currently no developer associated with the area. A developer's interest in acquiring properties in the area is dependant on numerous factors, one of which may be a Council-endorsed rezoning policy.
- 5 Why is this process taking so long?**  
The development of the Adjacent Area rezoning policy is concurrent with the Little Mountain Site Planning Program which has been underway since 2009. It has always been anticipated that the Adjacent Area Rezoning Policy will proceed to Council at the same time or soon after the Little Mountain Policy Statement.
- 6 When will this process finish?**  
City of Vancouver planning staff will be reporting to Council in Summer 2012 along with the Little Mountain Policy Statement to seek direction on key issues. Staff is aiming to present the final Adjacent Area Rezoning Policy to Council by Fall 2012.
- 7 How can I provide my input?**  
You may provide your input by attending open houses and public meetings, writing a letter or email to the planner listed on the last page, or addressing Council when the Adjacent Area rezoning policy is presented for consideration.



## **NEXT STEPS**

### **1 SPRING 2012**

An open house information meeting is being planned for May in order to present the materials in this document and to provide an opportunity for residents to ask questions directly to staff. If you would like to be notified of this, and are not already on the City's notification list, please send your contact information to the contact below.

### **2 SUMMER 2012**

City of Vancouver Planning staff will be reporting to Council in Summer 2012 at the same time as the Little Mountain Policy Statement is presented in order to seek direction on key issues.

### **3 FALL 2012**

City of Vancouver Planning staff are aiming to present the final Adjacent Area Rezoning Policy to Council by Fall 2012.

**For questions on this work please contact:**

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[www.vancouver.ca/littlemountain](http://www.vancouver.ca/littlemountain)

## **ADDITIONAL RESOURCES**

Little Mountain Site Planning Policy Program website  
[www.vancouver.ca/littlemountain](http://www.vancouver.ca/littlemountain)

Riley Park South Cambie Community Vision  
<http://vancouver.ca/commsvcs/planning/cityplan/visions/rpsc/index.htm>