

# Land Use Implementation

## NEXT STEPS

REVISED DRAFT NOV 2013: MARPOLE COMMUNITY PLAN

### Zoning in Vancouver

Vancouver regulates the use and development of property in the city through zoning.

The city is divided up into many zoning districts. Each district has its own set of bylaws and schedules that dictate:

- The City's objective for the district
- Regulations (land use, heights, setbacks, floor areas, parking, and so on)

### What is a rezoning?

A rezoning is a legal change to the bylaw to permit an alternate type of development.

Rezoning is either initiated by the City following a change in policy for an area, or through a rezoning application submitted by a developer.

### Public input during the rezoning process



During the rezoning process, input is gathered from City staff, the public and advisory groups (such as the Urban Design Panel). Notification is sent to all affected property owners to further inform them of the application.

Open houses are held in the community to provide information about the application, and get the opinions of surrounding property owners and residents.

Before a rezoning application is approved, it is referred to a public hearing, which is a special meeting of Council.

### Will there be rezonings in Marpole?

Based on the land use directions identified in the Marpole Community Plan, we expect two types of rezonings to take place:

**CITY-INITIATED REZONINGS**

-  Traditional or Courtyard Rowhouse
-  Stacked Townhouse



**DEVELOPER-INITIATED REZONINGS**

-  Apartments
-  Choice of Use Developments
-  Mixed-Use Developments



**DEVELOPMENT PROPOSAL**  
720-730 E Hastings Street

**PROPOSAL:** To rezone and develop a 6-storey building with:  
• Downtown Eastside/Strathcona Library Branch on the main floor  
• YWCA programming space on second floor  
• 21 YWCA housing units on levels 3 to 6

**APPLICANT:** CitySpaces Consulting Ltd. on behalf of Vancouver Public Library and YWCA Metro Vancouver

**Proposed sketch of building**

**Site location**

**For more info visit us at: [vancouver.ca/rezapps](http://vancouver.ca/rezapps) or Call 3-1-1**

City of Vancouver Rezoning Centre - City Hall, East Wing (3rd Floor) ph: 604.873.7038

**LEARN MORE**

**Open House:** Strathcona Community Centre 601 Keefer Street, Activity Room Thursday, June 20 4:30pm - 7:30pm

### Development Permit process

A Development Permit is required for all new developments. An application is made to the City which specifically illustrates what a building will look, including exterior materials and landscaping. The community will be notified that an application has been made, and will be invited to comment.

Some large developments are reviewed by the Development Permit Board; all Development Permit Board meetings are open to the public. Applicants or their representatives are present to discuss the application. Neighbours and others interested in the development may also attend and provide input.