

5B WEST REZONING

998 Expo Boulevard

Welcome!

The City of Vancouver has received an application to rezone 998 Expo Boulevard (Concord 5b West) from BCPED (BC Place Expo) District to CD-1 (Comprehensive Development) District and amend the False Creek North Official Development Plan (FCNODP).

The proposal includes:

- Two residential towers of 28 and 30 storeys (620 dwelling units)
- Two floors of commercial development
- A total of 418,403 square feet of floor area (including 20,968 of commercial floor area)

The amendments to the FCN ODP include:

- Changes to the commercial and residential floor space allowances
- Increase in the total number of dwelling units
- Reduce the percentage of affordable housing units



For more information or to join our email list, visit the
Northeast False Creek Website: vancouver.ca/nefc

GUIDELINES

For This Consultation Event

This event is hosted by the City of Vancouver (Planning and Development Services Group) which is responsible for its conduct.

- Success at today's event means **hearing from everyone** who wants to share their perspective in a safe and accommodating environment.
- Please **take time to view all materials on display**. City staff, other resource people and/or applicants are available to answer questions so that the event is informative and focused.
- After considering the information presented, please **provide your written feedback**. City staff will collect and review all feedback received.
- Treat everyone here with the same **respect** and tone you would want for yourself, your child or your parent.
- Respect the opinions of others. **Every participant brings information, points of view and ideas to contribute**.
- 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).

REZONING

Frequently Asked Questions

Rezoning Frequently Asked Questions

Q. What is zoning?

A. Zoning regulates the use and development of property in the city through bylaws approved by City Council. Zoning is informed by Council policies, initiatives, or directions based on goals for the future of the city and its neighbourhoods.

Q. What does zoning regulate?

A. Zoning regulates the use of a site (retail, residential, office, etc.) and the characteristics of buildings on a site (height, floor area and other physical aspects of the development).

Q. Who makes a decision on rezoning?

A. City Council makes the final decision on whether to approve, modify, or refuse a rezoning application. City staff review applications and make a recommendation to City Council.

Q. How is zoning changed?

A. A property owner or developer/architect working on behalf of a property owner will make an application to rezone a site. A developer starts the process with an enquiry to the City.

Staff give the applicant advice, but no formal position is provided. After an application is received, Rezoning Centre staff seek input from various City departments, the public, and advisory groups of Council such as the Urban Design Panel, Vancouver Heritage Commission, etc.

The application is then evaluated by Planning staff, taking into consideration the input received from the various departments,

the public and advisory groups. A report is written which provides a comprehensive analysis of the application and a recommendation that it be referred to a public hearing.

Council then hears from the public and makes its decision on the application. The final step for Council is enactment of the zoning bylaw. This occurs after the applicant has fulfilled required bylaw conditions.

Q. What is the relationship between policy, zoning, and development permits?

- A. • Policy sets broad goals for a community. It can also provide location and types of housing, shopping areas, neighbourhood centres, and a vision for a particular area.
- Zoning sets the use and regulations on any given parcel of land.
- A development permit grants permission for a particular development in accordance with the zoning.

Q. What are important design components in evaluating a rezoning?

- A. • Height
- Access to sun
- Landscaping
- Access and circulation for pedestrians
- Ground floor uses
- Contribution to the public realm
- Building massing/form of development

5B WEST REZONING

Background Process

HAVE
YOUR
SAY!



Provide your feedback on your mobile device today. Head to the Northeast False Creek (NEFC) website:

vancouver.ca/nefc

Comment cards can also be found at the welcome desk.

AREA 5B WEST REZONING PROCESS

Rezoning Application Submitted (December 2007)

First Open House (February 2008)

Urban Design Panel Support (June 2008)

Application Put on Hold Pending NEFC High Level Review (June 2008)

Rezoning Application Reactivated with CAC Package (November, 2010)

Second Open House (February, 2011)

Public Hearing (February, 2011)

Council Refers Application Back to Staff Staff instructed to work with proponent on Community Amenity Package and park timing (February, 2011)

Presentation to Joint Working Group (April, 2014)

Third Open House (May 22, 2014)

Public Hearing (June 10, 2014)

Council Decision on Rezoning

NORTHEAST FALSE CREEK POLICY AND STUDIES

FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN (1990)

The False Creek North Official Development Plan (FCN ODP) is the overall guide to development in False Creek North.

NEFC HIGH LEVEL REVIEW (2008)

Major reconsideration of the future of Northeast False Creek to address changing concerns and objectives.

NEFC: DIRECTIONS FOR THE FUTURE (2009)

Council approved Northeast False Creek: Directions for the Future (NEFC Directions) as policy to guide the future development of lands in NEFC which remain to be developed.

NEFC ISSUES REPORT (2011)

In 2011, Council endorsed in principle the Northeast False Creek Issues Report. This report guides discussions around future development in NEFC

GEORGIA AND DUNSMUIR VIADUCTS (2013)

Council voted unanimously to move forward with the final phase of planning work for replacement of the viaducts with an at grade road.

We Are Here

ONGOING WORK ON VIADUCT REPLACEMENT

including new roads, land exchanges, tower locations, park design and timing continues.

Council decision anticipated late 2015

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5B WEST REZONING

Proposed Public Benefits

What are Public Benefits?

Public benefits and amenities are key components in livable, complete communities, and improve the social and physical well-being of city residents. Public benefits include daycares, parks, community centres, libraries, cultural facilities, affordable housing and street improvements.

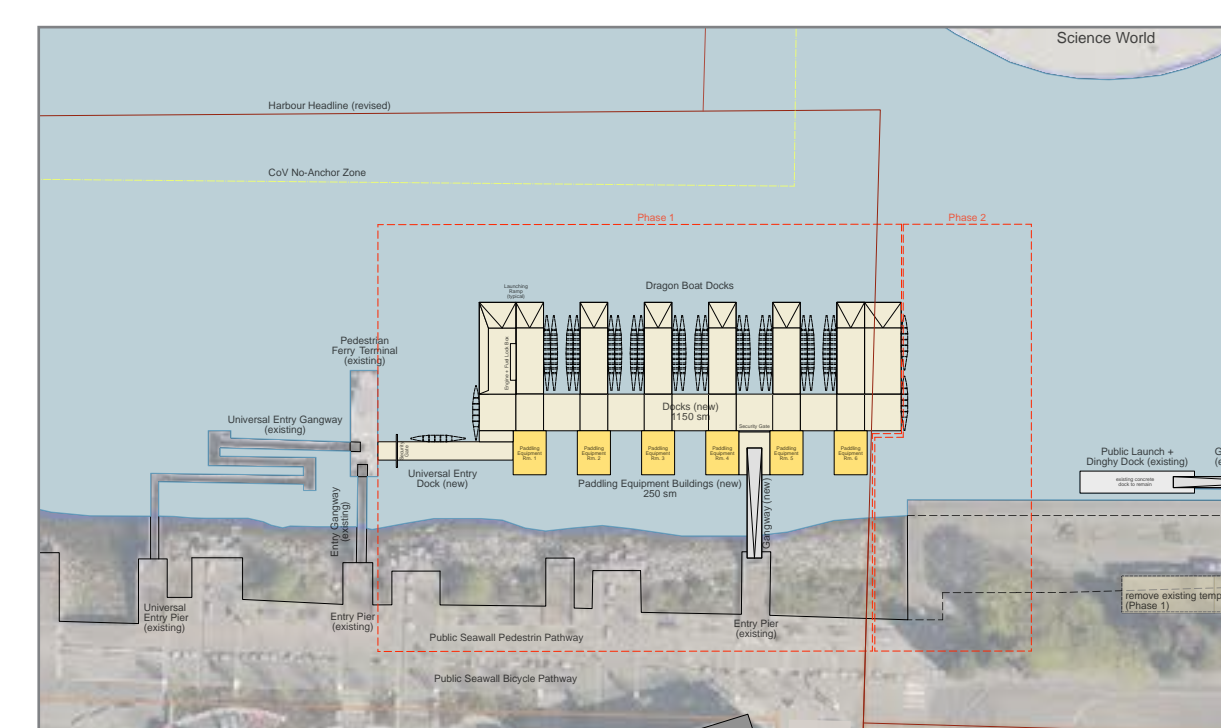
PUBLIC BENEFIT OFFERING	DETAILS	VALUE
Non Market Housing Site	Applicant to transfer title to 58 West Hastings to the City	\$11,500,000
Paddling Centre or other Marine Related Improvements	Cash contribution for Phase 1 Paddling Centre replacement or other marine-based recreation improvements	\$4,200,000
Recreation Space Under the Cambie Street Bridge	Improvements to land beneath the Cambie Street Bridge	\$808,850
Seawall Improvements	Interim Seawall Improvements between the Plaza of Nations and Quebec Street	\$500,000
Heritage Amenity Bank Purchase	40,000 sq.ft. of heritage density	\$2,600,000
TOTAL BENEFITS		\$19,608,850



58 W Hastings Site



Interim Seawall Improvements



Paddling Centre

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NORTHEAST FALSE CREEK

What's the Plan?



Northeast False Creek presents a unique opportunity to play, work and live at the waterfront.

Northeast False Creek will:

- have a **mix of uses** that is a place to play, work and live
- create a **great place** to be an urban, high-energy and fun hub for the city and the region
- be **visually distinctive** from other waterfront areas
- be an **active waterfront** with a series of public open spaces for public celebration and opportunities for everyday use
- **advance sustainability** in the city through mixed-use, high density development in a highly suitable location

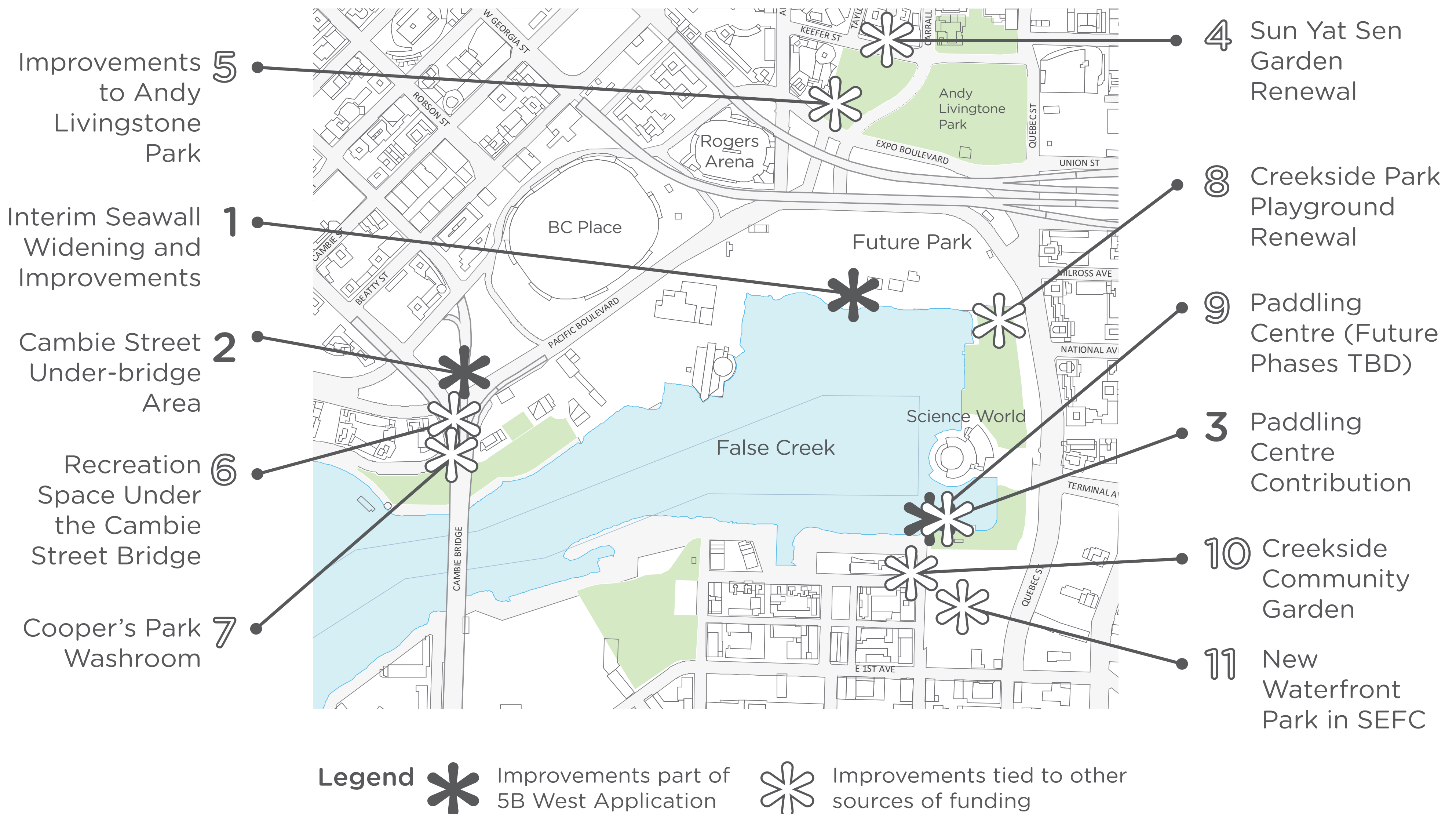
It will include:

- 1.8 million square feet of job space (5000 jobs)
- up to 4 million square feet of residential development (7200 people)
- an open space network that includes:
 - » The completion of Creekside Park
 - » A major pedestrian connection from Georgia St. to False Creek
 - » A new civic plaza & event space on the Plaza of Nations Site
 - » Completion of False Creek waterfront walkway
- a range of public benefits and amenities

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NORTHEAST FALSE CREEK

Parks and Recreation Improvements in East False Creek



IMPROVEMENTS AS PART OF 5B WEST APPLICATION

1. Interim Seawall Widening and Improvements between Plaza of Nations site and Quebec Street	\$500,000
2. Improvements to the Cambie Street Under-bridge Area (North of Pacific Blvd.)	\$898,850
3. Contribution to replace and improve Paddling Centre facilities at Creekside Community Centre	\$4,200,000

IMPROVEMENTS TIED TO OTHER SOURCES OF FUNDING

4. Sun Yat Sen Garden - partial funding for renewal of the pond	\$700,000
5. Andy Livingstone Park - Improvements to the children's play environment adjacent to the proposed new school.	\$1,000,000
6. Recreation Space Under the Cambie Street Bridge - replacement of the metal structure intended to provide boat storage	\$500,000
7. Cooper's Park Washroom	\$50,000
8. Creekside Park Playground - Renewal of the playground at the north end of the existing Creekside Park.	\$400,000
9. A further phase of a Paddling Centre	\$1,625,000
10. Temporary community garden at Creekside Community Centre	\$16,000
Subtotal Value of Improvements	\$9,889,850

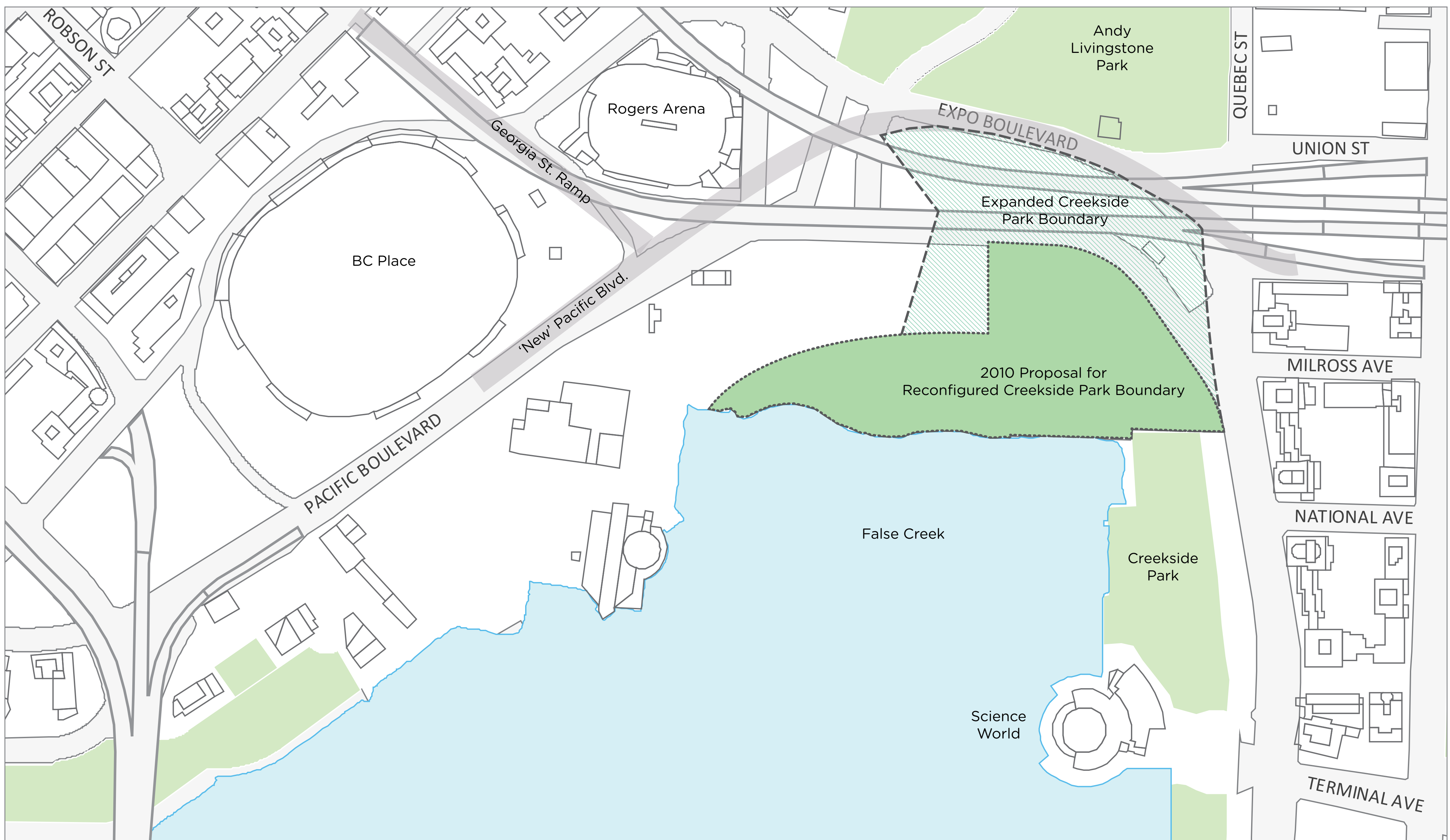
11. New 2.7 acre Waterfront Park in SEFC (1551 Quebec Street - SEFC Area 3A/3B)

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NORTHEAST FALSE CREEK

Viaducts Replacement



What opportunities will the replacement of the viaducts with an at grade road network provide?



Increased waterfront parkland

The re-routing of new Pacific will create additional waterfront park opportunities and improve the configuration of existing parks.



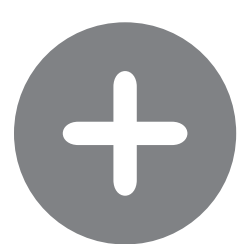
Affordable housing on City land

The replacement of the viaducts with an at-grade road network will return City owned land and the opportunity to provide affordable housing.



Improved street connectivity

Connecting Georgia to new Pacific to Prior/Venables preserves essential east-west capacity in and out of the downtown as well as goods movement routing.



Restore Main Street Corridor

The current gap in the urban fabric due to viaduct on/off ramps is replaced with commercial frontage and landscaped plazas.

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