



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060

planning@vancouver.ca

REZONING POLICY FOR THE WEST END

Adopted by City Council on November 20, 2013

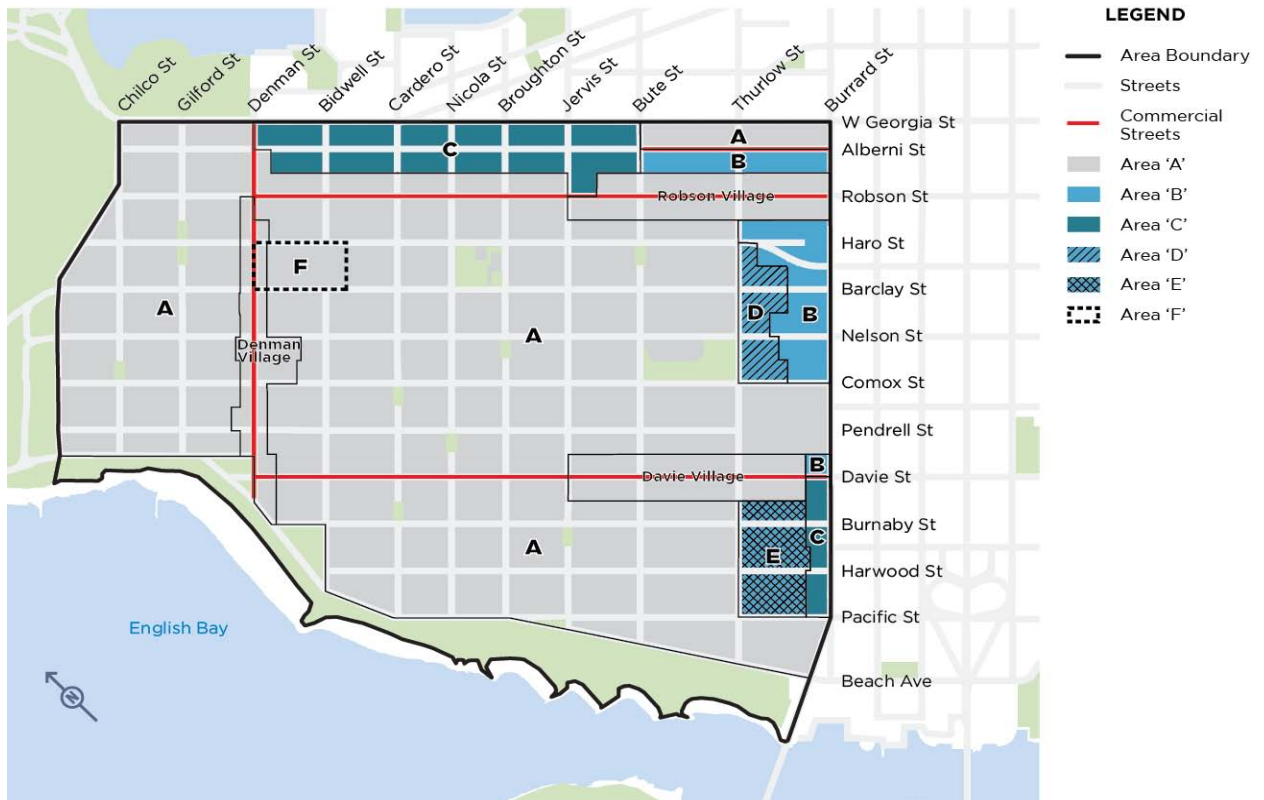
1 Application and Intent

The intent of this rezoning policy is to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and provision of public amenities.

The rezoning policy requires that new development be focused in specific areas identified for change through the West End Community Plan and it stipulates the conditions by which new development may be considered to achieve public objectives.

Development proposals under this policy will adhere to policies and guidelines contained in the West End Community Plan, *West End RM-5, RM-5A, RM-5B and RM-5C Guidelines, DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions, General Policy for Higher Buildings*, and in other relevant Council-approved policies, guidelines and bylaws.

This rezoning policy applies across the West End Local Area bounded by English Bay, Stanley Park, Burrard Street and West Georgia Street, as outlined in Map 1 below:



Map 1: West End Rezoning Policy Areas

2 Definitions

For the purpose of this document:

“**Social Housing**” means social housing as defined in Vancouver Development Cost Levy By-law 9755 and in Area Specific Development Cost Levy By-law 9418, except that the words “, for the purpose of section 523D(10)(d) of the Vancouver Charter,” shall not form part of this definition.

“**Public Benefits Strategy**” refers to Chapter 17, Public Benefits Strategy, of the West End Community Plan, which includes Social Housing and identifies other public benefits.

“**Heritage Building**” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.

“**Site**” or “**Development Site**” means a contiguous, developable piece of land.

“**Non-residential**” means any land use permitted in the Downtown Official Development Plan (DODP) or RM-5, RM-5A, RM-5B, RM-5C, RM-5D, C5, C5-A and C6 District Schedules, except residential and parking.

“**Floor Plate**” means the total floor area of a single level of a building, excluding podium levels (including elevator cores, storage, stairs, enclosed balconies, etc., but excluding open balconies).

“**Market Residential**” means residential housing that is in strata-titled ownership.

3 Rezoning for Residential Development

3.1 Rezoning for Market Residential Development

In **Area ‘A’** of Map 1, rezoning applications will not be considered where the permitted density for market residential is increased from what is permitted in the zoning.

3.2 Rezoning for Non-market Residential Development

In **Area ‘A’** of Map 1, excluding sites within the Central Business District (along West Georgia Street, east of Bute Street), rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing.

3.3 In **Areas ‘B’, ‘C’, ‘D’, and ‘E’** of Map 1, rezoning applications will be considered for increasing the permitted density, from what current zoning permits, for market residential where:

- a) Sites have a minimum frontage of 39.6 m (130 feet) (development proposals with frontages of less than 39.6 metres (130 feet) can be considered at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including secured market rental or social housing); and
- b) In **Areas ‘B’ and ‘C’** of Map 1, applications contribute community benefits as defined in the West End Community Plan Public Benefits Strategy, where applications meet the requirements of relevant Council-approved policies, guidelines, and by-laws, and respond to urban design considerations, including not exceeding a typical tower floor plate of:
 - (i) 696.8 m² (7,500 sq. ft.) in **Area ‘B’**,
 - (ii) 603.9 m² (6,500 sq. ft.) in **Area ‘C’** for sites east of Cardero Street, and
 - (iii) 511.0 m² (5,500 sq. ft.) in **Area ‘C’** for sites west of Cardero Street; and
- c) In **Areas ‘D’ and ‘E’**, applications include at least 25% of the total floor area as social housing, or replace existing market rental units one-for-one with social housing units, whichever results in the greater number of units, and where applications meet the

requirements of relevant Council-approved policies, guidelines, and bylaws and respond to urban design considerations, including not exceeding a typical tower floor plate of:

- (i) 696.8 m² (7,500 sq. ft) in Area 'D', and
- (ii) 511.0 m² (5,500 sq. ft) in Area 'E'; and

- d) The portion of any new residential building which exceeds 18.3 m (60 feet) in height should be spaced at least 24.3 m (80 feet) from any other residential building exceeding 18.3 m (60 feet) in height.

3.4 Heritage Building on the site of the Proposed Rezoning

Rezoning applications may be considered that include one or more heritage buildings, where there is a significant public interest in preservation of the heritage:

- a) Where an application includes protection (through heritage designation and/or a heritage revitalization agreement) and rehabilitation of a heritage building;
- b) Where the maximum density considered is the amount needed to cover the heritage rehabilitation costs and where the proposed form of development is deemed acceptable in urban design terms; and
- c) In all areas excluding Davie, Denman and Robson Villages (see Map 1).

4 Rezoning Policies regarding Minor Amendments, Large Sites, and Livability

4.1 Minor Amendments

Rezoning applications will be considered in all areas for minor amendments to the uses permitted in existing zoning by-laws, provided that the amendments do not relate to height or density increases (for example: to permit a local cafe as part of a neighbourhood house, community centre, library, etc.).

4.2 Community Centre and School Site (Area 'F')

Rezoning applications in Area 'F' will be considered where providing public benefits as defined in the West End Community Plan Public Benefits Strategy and shall include all of the lands identified within Area 'F' as part of a comprehensive land use study.

4.3 Livability Impacts

Many areas within the West End are close to areas with a high concentration of late-night businesses such as bars, dance clubs and restaurants, with or without patios. Therefore, rezonings that permit residential that are adjacent to these areas should include measures to mitigate anticipated noise levels. Acoustic and thermal comfort studies will be required for developments adjacent to areas with late-night businesses to ensure noise impacts are mitigated. Residents should be notified of these noise impacts (e.g. Information in Disclosure Statements).

5 Neighbourhood Energy

5.1 Connectivity to a Neighbourhood Energy System

New developments in the West End shall be designed to include a hydronic heating system in order to easily connect to a neighbourhood energy system when one becomes available.

These developments will also require agreements to ensure that they connect to such a system when it is in place. Building design for connectivity and the connection agreement must be to the satisfaction of the City Engineer. For further information, please refer to the "District Energy Connectivity Standards - Information for Developers" available online at: <http://former.vancouver.ca/commsvcs/BYLAWS/bulletin/D006.pdf>.

Other Council-approved policies relating to the City's sustainability goals shall also apply, including but not limited to, the "Green Buildings Policy for Rezonings" available online at: http://vancouver.ca/files/cov/green_building_policy_for_rezoning.pdf.