



CITYPLAN REZONING POLICY - BEFORE AND DURING NEIGHBOURHOOD VISIONING

[FORMALLY ADOPTED AS “REZONING POLICY - BEFORE AND DURING CITYPLAN NEIGHBOURHOOD VISIONING”]

Adopted by City Council January 18, 1996

Principles

The following rezoning policy is based on two principles:

- respecting already adopted policies and plans; and
- not preempting or diverting the Neighbourhood Visioning process by rezonings which set new directions or preclude options in a neighbourhood.

Policies

1. Where, at the time of adoption of this policy, there is an active rezoning application or where an enquiry has been received, and the applicant has received a written response stating that a rezoning application would be considered, the application will be considered.
2. Applications will not be considered where current approved Council policies or plans preclude them.

Examples:

- *Shaughnessy Hospital and Surrounding RS-1 Rezoning Policies*
- *Industrial Land Policies*

3. Applications will be considered where Council-approved area plans or policies support consideration of rezonings.

Examples:

- *sites pursuant to Oakridge/Langara Policies*
- *downtown mega projects pursuant to ODPs*
- *sites under Burrard Slopes IC Rezoning Policies*
- *industrial let-go areas*
- *rezonings as a result of approved area plans*

4. Applications will be considered for:
 - (a) projects involving heritage retention;
 - (b) projects involving social or affordable housing (i.e., non-profit, Bill 57 housing agreement, SNRF), or Neighbourhood Housing Demonstration Projects (see also item 6);

- (c) projects focussing on expansion, downsizing, or reuse of public or non-profit institutional, cultural, recreational, utility, or public authority uses;

Examples:

- *Langara College expansion*
- *community centre expansions*

- (d) Director of Planning-initiated rezoning applications.

Examples:

- *housekeeping amendments*
- *minor text amendments to CD-1s*
- *RS-6 interim zonings*

5. Rezoning applications which do not fall into the above categories will be individually assessed as to whether the proposal sets significant new directions and/or precludes options for the neighbourhood visioning process. If so, it will not be considered. (Staff will take into account whether a development proceeding under current zoning would more seriously jeopardize the neighbourhood visioning process than the proposal.)

Examples that set directions or preclude options, and would not be considered:

- *multifamily development or other densification of residential areas, including on arterials*
- *rezoning of C-1 to CD-1 for purely residential*

Examples that would be considered:

- *multifamily proposals within the boundaries of an established multifamily area, such as Arbutus village proposal*
- *mixed use proposals on commercially zoned sites*

Example that would be considered, since development under current zoning would preclude options:

- *an underutilized large site near likely neighbourhood centre, e.g., 8th and Sasamat, some Kingsway motel sites*

6. Rezoning for Neighbourhood Housing Demonstration Projects, whether publicly or privately initiated, will be considered on condition that:
- the application demonstrate a new housing form in the neighbourhood, improved affordability, and a degree of neighbourhood support; and
 - any increase in land value, beyond the normal profit allowed by the City's standard bonusing process, be converted into improved affordability.

[Further information on funding and how to apply for a Neighbourhood Housing Demonstration Project is available from the Housing Centre.]

Note: An agreement by staff or Council to consider and process a rezoning application does not imply support for the application. All applications will be subject to normal processes, including public review.

* For rezoning policy that applies after a Community Vision has been adopted by City Council, refer to the rezoning policy at the end of each Community Vision. For more information on Community Visions, please refer to our website at: <http://www.vancouver.ca/visions/>