

Rezoning Policy

Following the Riley Park/South Cambie Community Vision

1. About Zoning in General

1.1 How Zoning Works

The Zoning and Development Bylaw is the main way the City controls development – new buildings, additions to existing buildings, or changes in the use of buildings and land.

There are different zoning districts, labelled by letters and numbers. For example RS-1 covers most of Riley Park/South Cambie's single family areas and C-2 zones cover the larger shopping areas. Every lot in a zoning district is governed by the same regulations and guidelines. The regulations are contained in a District Schedule. They control the kind of activities (uses) that may take place, such as office, retail, dwelling, or manufacturing. District Schedules also control various quantitative aspects of the development including the maximum height of buildings, the position of building on the lot (yards and setbacks), the amount of total development (floor-space or density), and the amount of parking required.

In addition to the District Schedule with its regulations, some zones also have design review, using Design Guidelines. Design review looks at qualitative factors such as style or character, the materials used, or the landscaping. Legally, districts with design review are structured to have two types of projects: those that may go ahead without design review (often called 'outright') and those that are subject to design review (often called 'conditional' or 'discretionary') because they receive additional density, or approval of a conditional use, in return for meeting the design guidelines.

Another type of district is the CD-1 or Comprehensive Development district. Many of these are tailored to a specific site, such as Children's and Women's Hospital. Other CD zones cover a broad area, such as First Shaughnessy or the Downtown. This tool is used where a typical District Schedule and Guidelines approach is not suitable.

1.2 How Zoning is Changed

Anyone may apply to alter the zoning – property owner, resident, or the Director of Planning. However, only City Council may actually adopt or change zoning or guidelines. Staff analyze and process applications and then make recommendations to City Council. During processing there is always public notification and some consultation. A formal Public Hearing is always required at the end of the rezoning process before City Council decides if the zoning will change.

Because rezoning is time-consuming and expensive, City staff usually advise potential applicants before they make an application whether or not staff would 'consider' the rezoning (that is, fully process it), rather than quickly reporting it to Council with a recommendation to refuse the application. Staff give this advice based on existing City plans and policies, including Community Visions.

2. Rezoning Under the Riley Park/South Cambie Community Vision

Making some of the Riley Park/South Cambie Vision Directions happen will require rezoning or amendments to zoning. For most, additional area planning will be required before any zoning changes would be considered, and individual rezonings would not be considered prior to this planning (section 2.2 below). However, there are some cases where individual rezoning could be considered without additional area planning (section 2.1 below). Note that ‘considered’ refers to being taken into the system for processing, it does not necessarily mean that the applications will receive support from staff or approval from City Council.

2.1 Additional Area Planning Not Required Before Rezoning

Rezoning applications for the types of projects listed below could be considered without additional area planning because they further adopted city-wide policies, would further an adopted Vision Direction, or are normal practice in the public interest. Most are ‘site specific’ rezonings on individual sites. There would be community consultation in each case. In considering these rezonings, staff would look at not only the needs of the project but also how it relates to its existing surroundings, and to the future of the area as described in the Community Vision.

Table 2.1 Additional Area Planning Not Required Before Rezoning

Type of Project that Could be Considered for Site Specific Rezoning	Comments
<p>Heritage Retention Projects - involving retention of buildings on the Vancouver Heritage Register (also Vision Direction 13.1)</p>	<p>City-wide policy to encourage retention of heritage resources</p>
<p>Social or Affordable Housing Projects -non-profit projects, housing agreement projects, special needs residential facilities (SNRFs)</p> <p>Note on definitions Housing agreement: a contract between the City and developer to guarantee some of the housing units as rental or low income, etc. SNRFs: housing and support services for people with special needs including the elderly, children in care, the mentally or physically handicapped, people with substance abuse problems, etc.</p>	<p>City-wide policy to encourage housing for lower income and special needs residents</p>
<p>Housing Demonstration Projects (HDP) -in order to be considered as an HDP, a project ‘must demonstrate a new housing form in the neighbourhood, improved affordability, and a degree of neighbourhood support; any increase in land value beyond the normal profit allowed by the City’s standard bonussing process, must be converted into improved affordability’ (January 3, 1996 City Council report) -in addition, in Riley Park/South Cambie, any HDP proposals would need to conform to Vision Directions about type, location, scale, etc.</p>	<p>City-wide policy to permit demonstration of new housing types</p>
<p>Institutional uses Projects focusing on expansion, downsizing, or reuse of publicly owned or non-profit institutional, cultural, recreational, utility, or public authority uses</p>	<p>Normal City practice</p>
<p>Housekeeping amendments; zoning text amendments - initiated by the Director of Planning to update, correct, or make minor revisions to District Schedules or Guidelines</p>	<p>Normal City practice</p>

Table 2.1 Additional Area Planning Not Required Before Rezoning (continued)

Type of Project that Could be Considered for Site Specific Rezoning	Comments
<p>In Riley Park/South Cambie:</p> <p>Change to Existing CD-1 Zones - as per Vision Direction 14.1</p> <p>Seniors Housing - as per Vision Direction 15.11</p> <p>Adding a Conventional Supermarket on Main, Fraser, & Cambie - as per Vision Directions 18.6, 19.2, and 20.4</p> <p>Retain a Supermarket at Oakridge Shopping Centre & King Edward Mall - as per Vision Directions 21.3 and 22.8</p> <p>Large Sites - as per 'General Directions for All Large Sites' 27.1 - 27.5 - as per King Edward Mall Vision Directions 22.3, 22.4, 22.5, 22.7, and 22.8 - as per St. Vincent's Hospital Site Vision Directions 29.1, 29.2, and 29.3 - as per Balfour Site Vision Directions 30.1 and 30.2 - as per Little Mountain Housing Vision Directions 31.1, 31.2, and 31.4 - as per RCMP 'Fairmont Complex' Vision Directions 28.1 and 28.4. Note that rezoning of this site should also take into account three Directions classified as 'Uncertain' (28.2, 28.3 and 28.6) as they had more community support than opposition</p>	<p>Riley Park/South Cambie Community Vision</p> <p>Within identified key shopping areas</p> <p>Note that Oakridge S.C. is outside the RPSC boundary</p> <p>Note each Large Site rezoning requires compliance with Vision Directions 27.1 – 27.5 as well as the specific Directions listed</p>
<p>Oakridge/Langara Policy Statement (1995) Sites within Riley Park/South Cambie that are not addressed in the Vision because the Oakridge/Langara Policy Statement allows for site specific rezonings of these sites, i.e., the TransLink 'Bus Barn' Site, identified sites along Oak, Willow, and Cambie between 37th and 41st, and the 'Reserve Sub Area' on 41st between Cambie and Willow.</p>	<p>Oakridge/Langara Policy Statement</p>

2.2 Additional Planning Required Before Rezoning

The Riley Park/South Cambie Vision Directions listed below require additional planning study before rezoning occurs. For some Directions, the study would cover a portion of Riley Park/South Cambie; others might be city-wide in scope. The types of things that would be studied could include the size, height, locations, and design of developments, traffic and parking, parks and green space, service needs, developer contributions to costs, phasing, and so forth. Planning studies would be initiated by the City, but might be undertaken by City staff, consultants, community members, or a combination. In all cases, there would be community consultation throughout the study.

Timing and priorities for these studies, as well as other aspects of implementing the Visions, will be determined with community input, as well as through City Council consideration of available resources and competing work priorities. Individual site rezonings will not be considered in advance of the planning, other than as noted in Section 2.1 (above).

Table 2.2: Additional Planning Required Before Rezoning

Riley Park/South Cambie Vision Direction	Possible Types of additional planning study
<p>Design of New Single Family Homes 12.1 Design of New Single Family Houses</p> <p>12.2 Public Involvement in Review of New Single Family House Design 12.3 Improve Quality and Sustainability of Single Family Housing</p>	<p>Mini-program to make design review available in interested areas</p> <p>More detailed planning and consultation involving single family zoning</p>
<p>Older Character Buildings and Heritage 13.2 Retaining Other Character Buildings 18.3 Retain Character Buildings on Main Street</p>	<p>Specific planning study on feasibility of this in RPSC</p>
<p>Main Street Policy Review 18.2 Review Policy for Main Street</p>	<p>More detailed planning to review zoning and other policies for Main from 16th - 33rd</p>
<p>Possible New Housing Types 15.1 Allow More Infill 15.2 Allow More Duplexes 15.3 Allow Some Cottages or Small Houses on Shared Lots</p> <p>Several Directions classified as 'Uncertain' identify housing types (15.4, 15.5, and 15.6) which had more community support than opposition, and could be the subject of more community discussion</p>	<p>More detailed planning for specific areas of Riley Park/South Cambie</p> <p>Detailed local planning and consultation of housing options in a City initiated process</p>
<p>Possible New Housing Locations 16.1 New Housing Types on Corner Lots or Irregular Subdivision Areas 16.3 New Housing Types Around Parks and Community Centres 16.4 New Housing Types Around King Edward Canada Line Station 16.5 New Housing Types North of 41st Canada Line Station</p> <p>Two Directions classified as 'Uncertain' identify housing locations (16.1 and 16.6) which had more community support than opposition, and could be the subject of more community discussion</p>	<p>More detailed planning for specific areas of Riley Park/South Cambie</p> <p>Detailed local planning and consultation of housing options in a City initiated process</p>
<p>Shopping Areas 18.8 Provide Additional Housing Near Main Street Shopping Area 19.3 Provide Additional Housing Near Fraser Street Shopping Area 20.6 Provide Additional Housing Near Cambie Street (16th – 19th) Shopping Area 21.5 Provide Additional Housing Near Cambie and 41st Shopping Area 22.2 Provide Additional Housing Near Oak and King Edward Shopping Area</p>	<p>More detailed planning for the areas around the Riley Park/South Cambie shopping areas</p>

2.3 Other

The sections above provide guidance for most rezoning inquiries. However, there may be rare sites for which development under the existing zoning would involve the loss of features which the community, in its Vision, views as assets. The prime example is trees and landscaping, but in some cases buildings or structures may also be valued (but not qualify as heritage). In these cases, rezoning that would maintain the assets may be considered. Further, this will apply only to large sites that were in single ownership at the time of the Vision adoption. Finally, achieving Vision Directions would remain the focus while considering the rezoning.