

Rezoning Policy

Following the Victoria-Fraserview/Killarney (VFK) 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 VFK's single family areas, and C-2 covers the shopping areas. Every lot in a district is governed by the same regulations and guidelines. The regulations are contained in a District Schedule. They control the kinds 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 buildings 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 the more 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 Britannia Community Services Centre and the Broadway campus of Vancouver Community College. Others 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 do the analysis and processing of applications, and make a recommendation to Council. During processing there is always public notification and some consultation, and a formal Public Hearing is always required at the end of the process before Council decides.

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 Victoria-Fraserview/Killarney Community Vision

Making some of VFK's Vision directions happen will require rezoning, or amendments to zoning. For most, additional area planning would be required before any zoning changes would be considered, and individual rezonings would not be considered prior to this planning (section 2.2). However, there are some cases where individual rezonings could be considered without additional planning (section 2.1). Note that "considered" refers to being taken into the system for processing; it does not necessarily mean that the application will receive support from staff or approval from City Council.

2.1 Additional Planning Not Required Before Rezoning

Rezoning applications for the types of projects listed below could be considered without additional planning, because they further adopted city-wide policies, 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 Planning Not Required Before Rezoning

Type of Project That Could be Considered for Site Specific Rezoning	Comments
Heritage retention projects - involving retention of buildings on the Vancouver Heritage Register	City-wide policy to encourage retention of heritage resources
Social or affordable housing projects - non-profit projects; housing agreement projects, special needs residential facilities (SNRF) 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, mentally or physically handicapped, people with substance abuse problems, etc.	City-wide policy to encourage housing for lower income and special needs residents
Housing demonstration projects (HDP) - in order to be considered as an HDP, a project: "must demonstrate 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, be converted into improved affordability." (January 3, 1996 Council report) - in addition, in VFK, any HDP proposals would need to conform to Vision directions about type, location, scale, etc.	City-wide policy to permit demonstration of new housing types
Institutional uses Projects focussing on expansion, downsizing, or reuse of publicly owned or non-profit institutional, cultural, recreational, utility, or public authority uses	Normal City practice
Housekeeping amendments; zoning text amendments - initiated by the Director of Planning to update, correct, or make minor revisions to District Schedules or Guidelines	Normal City practice
In VFK: Change to Existing CD-1 Zones -as per Vision Direction 15.2 Seniors Housing -as per Vision Direction 21.1 and 21.2 Adding A Supermarket -to Victoria Drive Shopping Area as per Vision Direction 24.6	VFK Community Vision

Note: Zoning policy described in this section comes from:

Rezoning Policy - Before and During CityPlan Neighbourhood Visioning, adopted by City Council January 18, 1996 and **Victoria-Fraserview/Killarney Community Vision**, adopted by City Council on December 11, 2001.

2.2 Additional Planning Required Before Rezoning

The VFK Community Vision directions listed below require additional planning study before rezoning occurs. For some directions, the study would cover a portion of VFK; others might be city-wide in scope. The types of things that would be studied could include the size, height, location and design of development; traffic and parking; parks and green space; service needs; development 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 priorities for these studies, as well as other aspects of implementing the Vision, will be determined with community input, as well as through 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.

Table 2.2: Additional Planning Required Before Rezoning

Victoria-Fraserview/Killarney Vision Direction	Possible types of additional planning study
13 Design of New Single Family Houses 13.1 Design Review for New Single Family Houses	Mini-program to make design-review zoning available once more to interested areas.
14 Older Character Buildings and Heritage 14.2 Retaining Avalon Dairy and 5872 Wales 14.3 Retaining Character Buildings	Look at future possibilities in conjunction with School Board works yard. Specific planning study on feasibility of this in VFK and other Vision areas.
17 Duplexes* 17.1 Allow Additional Duplexes	More detailed planning for specific areas of VFK.
23 Industrial Area East of Kerr 23.1 Future Use of Industrial Lands East of Kerr	If mill closes, major study of future uses with significant public consultation.
24 Victoria Drive Shopping Area 24.2 Expansion of Shopping Area	Extend commercial/mixed-use zoning between 44th and 47th.
30 Mixed Use Development 30.1 Design Improvements	City-wide C-2 zoning review (already underway).

*As noted in Table 2.1, an individual Housing Demonstration Project may be considered under certain conditions.

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 of consideration of the rezoning.