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Subject: FW: Rezoning to prezoning Question to Staff

Greetings Mayor and Council

We received the following question from a Councillor:

I just saw this sentence in the lmlga resolutions:

"The City is transitioning from away from rezoning to pre-zoning and density bonusing to simplify and enhance approvals." Could I get I more detailed explanation of this including the impact on facts revenue to the city?

Here's the answer from staff:

Where possible in new community plans, the City has been reducing the need for rezonings by implementing density bonusing and inclusionary zoning (pre-zoning) as a way of achieving public benefits from new development.

The Provincial Guidelines on CACs (2014) recommend as a best practice using density bonusing zoning in lieu of rezonings and CACs where appropriate. Since 2014, the City has been implementing density bonusing as a zoning tool that permits developers to build more floor space than normally allowed, in exchange for amenities and affordable housing needed by the community. The extra density is up to a limit set in a district schedule and requires a contribution towards amenities and affordable housing. The contributions are determined by the density bonus contribution rate set out in the zone. The contributions through density bonusing do not require rezonings, but are similar to what rezonings and CACs would generate for the same density. Council approves the establishment and updating of density bonus zoning contributions.

The City has also been implementing new district schedules with inclusionary housing provisions (e.g. parts of the West End). Development within these zones has been delivering in-kind affordable housing that is delivered by developers on behalf of the city for a commensurate amount of additional density. This type of development and public benefit delivery does not require rezoning and CACs, but is similar to what rezonings and CACs would generate for the same density. Council approves the establishment of inclusionary zoning provisions. The City can further reduce the need for rezonings to achieve required off-site upgrades by updating and broadening its DCL system to capture these off-site costs.

Even with the transition to more inclusionary and density bonusing, there will always be a role and need for rezonings, particularly in the case of major/complex projects that involve a variety of uses being proposed and where there are required off-site upgrades that are best secured through rezoning.

Best

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.