

POLICY ON CONSIDERATION OF REZONING APPLICATIONS AND HERITAGE REVITALISATION AGREEMENTS DURING COMMUNITY PLAN PROCESSES
Draft for Council - March 2012

The table below sets out a proposed policy to govern consideration of rezoning enquiries and applications, and heritage revitalisation agreements, during the Community Plan programs for the West End, Marpole, and Grandview Woodland. Once adopted, the policy will apply until such time as the Community Plan is approved by Council.

Preamble	West End	Marpole	Grandview-Woodland
<p>The following rezoning policy is based on the principle of not pre-empting or diverting the community planning program with rezonings which set new directions or preclude options in a neighbourhood.</p>			
<p>Policy 1: Where, at the time of adoption of this rezoning 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.</p>	✓	✓	✓
<p>Policy 2: Applications will not be considered where Council-approved plans or policies preclude them. If this conflicts with other Council policy (e.g., rental housing rate of change policy vs. heritage retention policy), then this will result in a report to Council for direction (also see Policies 7 and 9).</p>	✓ e.g., rental hsg rate of change; Metro Core	✓ e.g., rental hsg rate of change; Industrial Lands	✓ e.g., rental hsg rate of change; Industrial Lands
<p>Policy 3: Applications will be considered for the retention, expansion, downsizing, or reuse of public or non-profit institutional, cultural, recreational, utility, or public authority uses.</p>	✓ e.g., St. Paul's Hospital	✓ e.g., Pearson Hospital	✓ e.g., Britannia Community centre
<p>Policy 4: Rezoning applications will be considered in the cases of housekeeping amendments and minor text amendments to existing CD-1s, which are not related to height or density increases (e.g., altering the mix of commercial uses in an existing building). This would include public consultation and a public hearing.</p>	✓	✓	✓
<p>Policy 5: Rezoning applications will be considered for projects involving social and supportive housing (e.g., involving core-need and/or non-profit housing), or community care facilities or group residences.</p>	✓	✓	✓

<p>Policy 6: Rezoning applications will be considered for proposals involving Neighbourhood Housing Demonstration Projects (i.e., seeking alternative types of housing in Vancouver's single-family neighbourhoods).</p>	N/A	✓	✓
<p>Policy 7: Rezoning applications involving heritage retention and heritage revitalisation agreements will be considered. If this conflicts with other Council policy (e.g., rental housing rate of change policy vs. heritage retention policy), then this will result in a report to Council for direction (also see Policies 2 and 9).</p>	✓	✓	✓
<p>Policy 8: Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances, provided that they substantially advance objectives from city-wide policies and do not constitute a significant increase in the rate of development for the neighbourhood in question.</p>	✓	✓	✓
<p>Policy 9: Rezoning applications may proceed in the Cambie Corridor consistent with directions outlined in the Cambie Corridor Plan (approved May 9, 2011). For clarity, this includes 8401 Cambie Street (SW corner of Cambie Street and SW Marine Drive) and 445 SW Marine Drive (Marine Gardens).</p>	N/A	✓	N/A