



City of Vancouver *Land Use and Development Policies and Guidelines*

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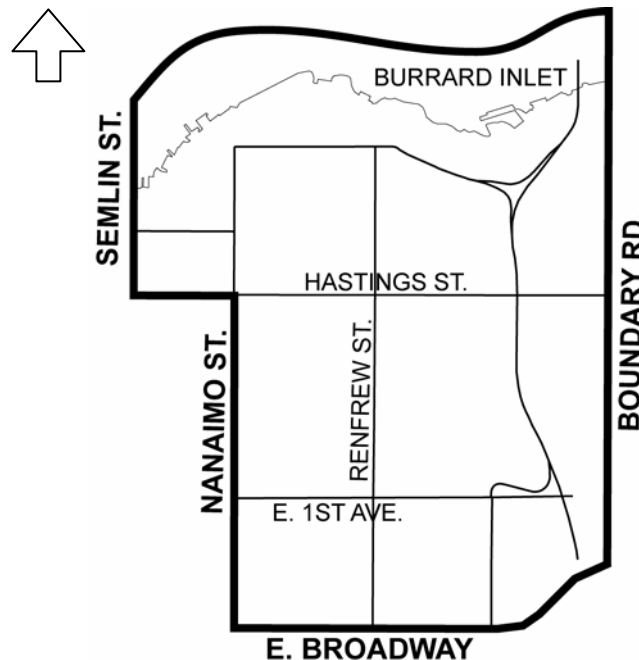


HASTINGS-SUNRISE COMMUNITY VISION

Adopted by City Council on March 23, 2004

The following information has been extracted from 2 sources: the Hastings-Sunrise Community Vision and a report adopted by Council on July 27, 2000 on conditional use applications in visioned areas. For a complete set of Council-approved Vision Directions for Hastings-Sunrise, please refer to the "Hastings-Sunrise Community Vision" document which is available free from the internet at vancouver.ca/visions or from the Planning Department (604.871.6126) at a cost.

- 1 COMMUNITY VISION: GENERAL DESCRIPTION
 The Hastings-Sunrise Community Vision applies to the area outlined on the map below.



The Hastings-Sunrise Community Vision describes the kind of community people want Hastings-Sunrise to become over the next 10 to 20 years. The Vision illustrates how CityPlan directions (adopted by City Council in 1995), should be implemented in Hastings-Sunrise. Over 90 Vision Directions cover topics like: transportation; new housing; shopping areas; safety and services; and greening and garbage.

The Hastings-Sunrise Community Vision will be used by City Council and staff to help guide future planning, to set priorities for capital projects, to direct City programs and services, and to make decisions affecting the community.

2 REZONING POLICY

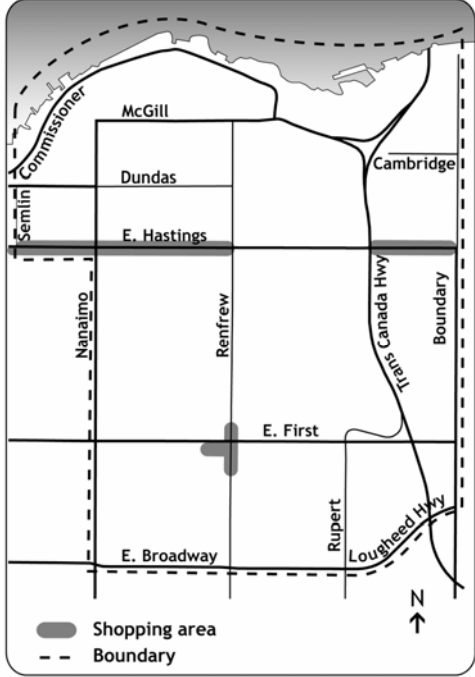
For the most part, additional area planning will be required before any zoning changes will be considered. Individual rezonings will not be considered prior to this planning, except in the following circumstances: heritage retention projects, social or affordable housing projects, institutional uses, and seniors low-rise housing or small scale projects like Abbeyfield. Please refer to page 75 of the Hastings-Sunrise Community Vision for more information.

3 DEVELOPMENT APPLICATIONS UNDER EXISTING ZONING

Generally, development is anticipated to continue under existing zoning regulations, with development applications processed as usual, since such development will not significantly contradict adopted Vision Directions.

The exceptions are some conditional uses in commercial zones located in three neighbourhood shopping areas identified by the Vision as areas for active, pedestrian-friendly shops and services. (See map and notes below.) Conditional uses in these zones that provide auto access from the street frontages and/or parking facilities in front of buildings, and/or buildings without storefronts, would, if permitted at grade along the shopping area street frontages identified below, contradict these policy directions. The zoning regulations require that, in considering conditional uses, account be taken of “all applicable policies and guidelines” adopted by Council. Consequently, new proposals of conditional uses in these locations that are inconsistent with the Vision Directions, while they will be considered individually, will generally not be supported. Prospective applicants are encouraged to seek early advice from the Community Visions Implementation team.

SHOPPING AREAS IDENTIFIED IN THE HASTINGS-SUNRISE COMMUNITY VISION



Relevant Vision Directions for these areas may be found in the Hastings-Sunrise Community Vision in the following sections:

- Section 18 - Hastings-Sunrise/North Shopping Area;
- Section 19 - First and Renfrew Shopping Area; and
- Section 20 - Vancouver Heights Shopping Area.