



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

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

INTERIM REZONING POLICY ON CONSIDERATION OF REZONING APPLICATIONS AND HERITAGE REVITALIZATION AGREEMENTS FOR THE BROADWAY AREA WEST OF VINE

*Adopted by City Council on April 23, 2019
Amended November 26, 2024*

Generally rezonings will not be supported by staff and recommended to Council in the Broadway area west of Vine until the city-wide plan and/or future area planning is completed, in order to not pre-empt or divert the planning process with rezonings which set new directions or preclude options that could emerge during the process.

The policies below will govern any exceptions that allow consideration of applications for rezoning advice (enquiries), rezoning applications, and development applications with Heritage Revitalization Agreements, during the city-wide and/or future area planning processes. Once adopted, the policy will apply until such time as the city-wide and/or future area planning is approved by Council.

Policy 1

Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.

Policy 2

Rezoning applications will be considered for projects involving social and supportive housing, community care or assisted living facilities or group residences, secured market rental housing, secured below market rental housing, and affordable student housing associated with educational institutions.

Policy 3

Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for direction, at the discretion of the Director of Planning.

Policy 4

Heritage Revitalization Agreement applications will be considered where a heritage or character building is at risk of demolition.

Policy 5

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.

Map of Broadway area west of Vine, excluding the Jericho lands planning program

