



# REZONING APPLICATIONS AND HERITAGE REVITALISATION AGREEMENTS DURING COMMUNITY PLAN PROGRAMS IN GRANDVIEW-WOODLAND

*Adopted by City Council on July 28, 2011*

*Amended March 28, 2012, October 3, 2012, November 20, 2013 and April 2, 2014*

## Preamble

The table below sets out policies to govern consideration of rezoning enquiries and applications, and heritage revitalisation agreements, during the Community Plan programs for Grandview-Woodland. The policies are based on the principle of not pre-empting or diverting the community planning program with rezonings or heritage revitalization agreements (HRA) which set new directions or preclude options in a neighbourhood. The policies will apply until such time as a Community Plan is approved by Council.

	<b>Grandview-Woodland</b>
<b>Policy 1</b> 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.	✓
<b>Policy 2</b> 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 5 and 6).	✓ (e.g. rental housing rate of change; Metro Core; Industrial Lands)

<p><b>Policy 3</b></p> <p>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>	<p>✓</p> <p>(e.g. Britannia Community Centre)</p>
<p><b>Policy 4</b></p> <p>Rezoning applications will be considered in the cases of 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>✓</p>
<p><b>Policy 5</b></p> <p>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>✓</p>
<p><b>Policy 6</b></p> <p>Rezoning applications involving heritage retention and heritage revitalization 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 5).</p>	<p>✓</p>
<p><b>Policy 7</b></p> <p>Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered <u>under exceptional circumstances</u>, 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>✓</p>