Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process

Adopted by City Council on June 20, 2018
Amended January 21, 2021

Generally rezonings will not be considered in the Broadway Plan Study area while the Broadway Plan process is underway, 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 Broadway planning process. Once adopted, the policy will apply until such time as the Broadway Plan 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 100% social and supportive housing, or community care facilities or group residences or 100% below market rental housing or 100% 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**

Rezoning applications will be considered within the sub-area of the I-1 District Schedule identified in Figure 1 to change Zoning District from I-1 to I-1C only. Rezoning applications to a new Comprehensive Development District (CD-1) will not be permitted in accordance with the City of Vancouver’s Regional Context Statement (RCS) ODP which prohibits rezoning of industrial land unless it is based on a city initiated planning process.

Rezonings for residential development (market or non-market) will not be considered in this area, with the exception of a Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.

*Figure 1 – Mount Pleasant I-1C Permitted Rezoning Area*