

Policy

Rupert and Renfrew Interim Rezoning Policy

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INTENT

Area plans provide guidance on future land use, urban design, transportation, utilities and priorities for community amenities. In some cases, undertaking significant rezonings while an area planning process is underway can increase the risk that new development will preclude opportunities or conflict with policy directions emerging from the planning process.

In order to avoid pre-empting or diverting the area planning process around the Rupert and Renfrew SkyTrain stations, this interim rezoning policy temporarily limits the types of rezoning applications that can be accepted for processing by City staff while the area planning process is underway. Under this policy, rezoning enquiries, policy enquiries and rezoning applications will generally not be considered. For example, this policy takes precedence over the Policy Enquiry Process: Approach and Criteria endorsed by Council in July 2021. No new enquiries within the Study Area will be processed under the Policy Enquiry Process.

The policy applies to the Rupert and Renfrew Study Area indicated in Map A below until such time as a new plan for the area is complete or until this policy has been repealed through a decision by Council. The policies below will govern any exceptions that allow consideration of applications for rezoning advice, including rezoning enquiries, rezoning applications, and development applications with Heritage Revitalization Agreements during the planning process.

POLICIES

1. Applications may be considered where:
 - a. At the time of adoption of this policy, there is an active rezoning application; or
 - b. Where a recent application for rezoning advice has been received within the 18 months prior to the approval of this policy and the applicant has received a written response stating that a rezoning application would be considered and the applicant has submitted a subsequent rezoning application within one year of the approval of this policy.
2. Notwithstanding Policy 1 above, rezoning applications will be considered for:
 - a. The BC Liquor Distribution Site at 3200 East Broadway and 2625 Rupert Street; and
 - b. The Skeena Terrace site at 2298 Cassiar Street.
3. Applications may 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).

4. On parcels where residential uses can be permitted under the City of Vancouver's Regional Context Statement Official Development Plan:
 - a. Applications for projects involving 100% social and supportive housing, or community care or assisted living facilities or group residences may be considered; or
 - b. Applications for rental or social housing and mixed-use projects under the Secured Rental Policy may be considered.
5. Applications may be considered for the retention, expansion, downsizing, or reuse of public or non-profit institutional, cultural, recreational, utility, or public authority uses.
6. Within the Mixed Employment and Industrial Lands identified in Map A below, applications for developments where 100% of the floor area is for non-residential use may be considered under the [Grandview Boundary Mixed Employment Area Plan](#) and the [Grandview Boundary Mixed Employment Area Rezoning and Development Policies and Guidelines](#), except for sites located within the Still Creek floodplain.
7. Applications which seek relief from any of the terms of this policy may be considered under exceptional circumstances once reported to Council for direction, at the discretion of the Director of Planning.

APPENDIX

Map A: Rupert and Renfrew Study Area Boundary

