

Policy

Villages Interim Rezoning Policy

Approved by Council October 22, 2024



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1 BACKGROUND AND CONTEXT

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 within Villages, 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 and applications will generally not be considered.

This policy applies until such time as a new plan for the Villages is complete, or until this policy has been repealed through a decision by Council.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 rezoning enquiries, rezoning applications, and development applications with Heritage Revitalization Agreements during the planning process.

2 POLICIES

2.1 Application 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 one year 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 180 days of the date of the letter of response.

2.2 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).

2.3 On parcels where residential uses are currently permitted, the following may be considered:

- Applications for projects involving 100% social and supportive housing, or community care facilities or group residences.
- Applications for seniors housing, including community care or assisted living, seniors supportive or independent living housing or seniors social housing (where occupancy is restricted to older adults 55+) under the Seniors Housing Rezoning Policy.
- Applications for rental or social housing and mixed-use projects under the Secured Rental Policy.
- Applications for sites eligible for rezonings under the conditions outlined in the Transit-Oriented Areas (TOA) Rezoning Policy.

- 2.4 Applications may be considered for the retention, expansion, downsizing, or reuse of public or non-profit institutional, cultural, recreational, utility, or public authority uses.
- 2.5 Heritage Revitalization Agreement applications will be considered where a heritage or character building is at risk of demolition.
- 2.6 Where existing community plans have been adopted prior to the Vancouver Plan, approved land use policies continue to apply until amended from time to time, including through the Villages planning program.