

Planning
Vancouver
Together

Land Use Policy Rationalization

Vancouver Plan Implementation

Outline

- Context
- Assessing the Planning Documents
- Recommendation A – Repeal 72 Documents
- Recommendation B – Approve an Interim Rezoning Policy

Context – Vancouver Plan and Permit Process Improvements

- Vancouver Plan
 - Align and streamline existing rules for city building
- Permit Process Improvements
 - 3-3-3-1 Council motion
 - Permitting Improvement Program



Context – Inventory of Planning Documents

Document Type	Number of Documents (2019)	Repealed (Regulation Redesign)	Repealed (Broadway Plan)	Repealed (Multiplex)	Current Number of Documents (Fall 2023)
Official Development Plans (ODPs)	14	-	-	-	14
Policies	140	18	9	-	113
Guidelines	191	6	0	10	175
TOTAL	345	24	9	10	302

Assessing the Planning Documents

- **Align and streamline existing rules for city building**
 - Ensure consistency with planning directions and practice
 - Avoid ‘policy voids’
 - Extract and retain still-relevant contents
 - Assess whether an area has been built out according to plan

RECOMMENDATION A

CityPlan and Community Visions

Document Function

- Provide long range vision and framework for further planning work

Rationale for Repeal

- Approaching or exceeded original lifespan
- Most policies superseded by Vancouver Plan and other policy directions

SUB-TOTAL

Policies

12

Guidelines

0

CD-1 Guidelines and 1980s SkyTrain Area Plans

Document Function		Rationale for Repeal	
<ul style="list-style-type: none"> • Guide redevelopment for CD-1 sites • Provide planning direction for SkyTrain Expo Line stations 	<ul style="list-style-type: none"> • CD-1 sites are redeveloped • SkyTrain areas did not develop according to plan • Superseded by Vancouver Plan and other policies which call for more density on these sites 		
SUB-TOTAL			
	Policies	Guidelines	
	2	29	

Selected District Schedule Guidelines

Document Function	Rationale for Repeal
<ul style="list-style-type: none">• Provide guidance for development under existing zoning	<ul style="list-style-type: none">• Outdated guidance• Unlikely to redevelop under existing zoning due to new area plans

SUB-TOTAL	
Policies	Guidelines
0	13

Miscellaneous Documents

Document Function	Rationale for Repeal
<ul style="list-style-type: none">Varies	<ul style="list-style-type: none">Coal Harbour- Area is mostly developedOutdated guidance; inconsistent with current practice

SUB-TOTAL	
Policies	Guidelines
10	6

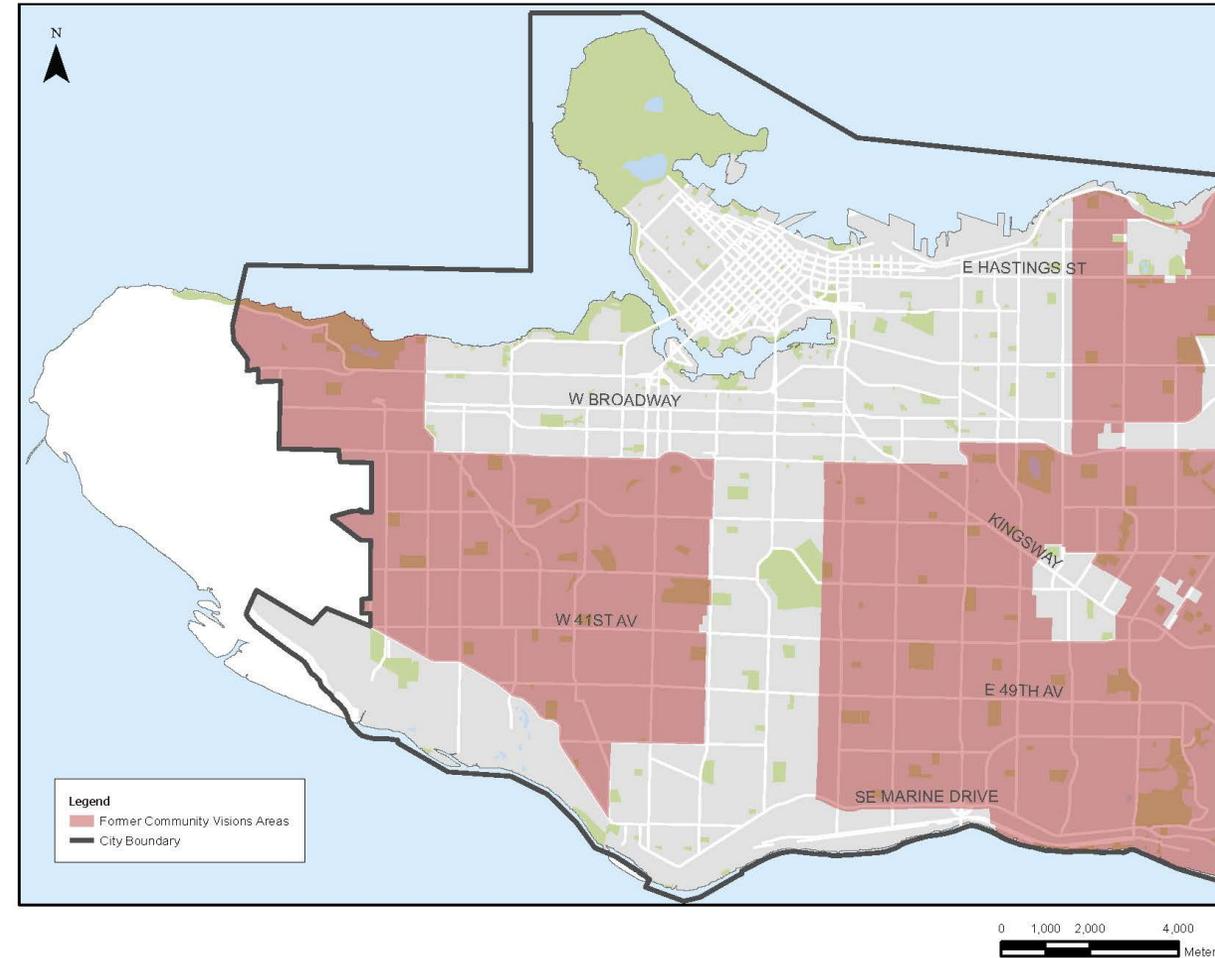
Inventory of Planning Documents - Revisited

Document Type	Number	Proposed for Repeal	Number if Repealed
Official Development Plans (ODPs)	14	-	14
Policies	113	24	89
Guidelines	175	48	127
TOTAL	302	72	230

Recommendation B

Interim Rezoning Policy

- Enables rezoning applications for:
 - social housing;
 - seniors housing; and
 - institutional, cultural and recreational uses
- Interim until additional work is completed to further align with Vancouver Plan



Next Steps

- Further land use policy rationalization through:
 - Implementation of Vancouver Plan and Broadway Plan
 - Upcoming area plans for Rupert and Renfrew Stations and Granville Street
 - Additional process improvements and clean-up

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End of Presentation