



COUNCIL REPORT

Report Date: October 23, 2023
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Meeting Date: November 1, 2023
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TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Vancouver Plan Implementation – Land Use Policy Rationalization

Recommendations

- A. THAT Council repeal the policies and guidelines set out in Appendix A.
- B. THAT Council, subject to the repeal of the ArbutusRidge/ Kerrisdale/ Shaughnessy Community Vision, Dunbar-Southlands Community Vision, Hastings-Sunrise Community Vision, Kensington-Cedar Cottage Community Vision, Kingsway-Knight Neighbourhood Centre Housing Area Plan, Renfrew-Collingwood Community Vision, Riley Park/South Cambie Community Vision, Sunset Community Vision, Victoria-Fraserview/ Killarney Community Vision, and West Point Grey Community Vision in accordance with Recommendation A, approve an interim rezoning policy generally as presented in Appendix B.

Purpose and Executive Summary

This report puts forward two key recommendations in order to advance the Vancouver Plan's direction to align and streamline existing rules for city building. Recommendation A recommends the repeal of 72 Council-approved policies and guidelines that are outdated or incompatible with the Vancouver Plan and other more recent policy directions. Recommendation B recognizes that some rezoning-enabling language from the Community Visions is still relevant for application processing and recommends the introduction of an interim rezoning policy that offers those same rezoning opportunities. The interim rezoning policy is anticipated to remain in place until additional work is completed to replace it with rezoning-enabling policies that further align with Vancouver Plan's goals for improving equity, liveability, and affordability across the city.

Council Authority/Previous Decisions

- [Vancouver Plan](#) (2022)
- [3-3-3-1 Permit Approval Framework](#) (June 2023)
- [Adding Missing Middle Housing and Simplifying Regulations](#) (September 2023)

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

There are approximately 279 Council-approved land use documents in effect (excluding the Zoning and Development By-law and Official Development Plans (ODPs), but including policies and guidelines). Many of these documents addressed important matters when they were first approved, but were not comprehensively reviewed following the introduction of new overlapping policies and regulations. These documents cover a range of topics and geographies and, as a whole, they form a multilayered framework that is difficult for applicants and staff to navigate, understand, and use. Going forward, when new policies and guidelines are introduced, the work will include a review and removal of outdated, overlapping documents to ensure Vancouver's land use policies and regulations are as simple and efficient as possible.

The City is advancing a number of permit improvement initiatives including, but not limited to, the Permitting Improvement Program, Regulation Redesign, recommendations from the Adding Missing Middle Housing report, and Council's recent 3-3-3-1 motion. The Vancouver Plan integrated this shared organization-wide intent to improve application processing by including an implementation action to align and streamline existing rules for city building.

Discussion

Rationalizing the inventory of 279 Council-approved land use documents is one of the first steps towards implementing the Vancouver Plan direction to align and streamline existing rules for city building. This report represents Phase 1 of this work, with the future phases described in Next Steps below. The repeal of outdated land use documents will keep the City's planning policy framework up-to-date and will reduce the complexity of application processing and approvals. To further assist this, the development of future land use plans and policies will also include rationalization of existing policies.

Staff has taken care to avoid inadvertently repealing older policies and guidelines that are still needed for application processing, and this has led to the recommendation for an interim rezoning policy (Recommendation B).

The land use documents were generally assessed based on four key considerations:

- Is the document consistent with contemporary planning directions and practice?
- Would repeal of the document result in a harmful policy void that is not covered by other documents in that area or topic?
- Are there components from older documents that are still relevant and could be extracted?

- Has the area already been built out according to its plan?
 - If not, is there a reasonable expectation that it could still develop according to its plan and still be consistent with contemporary planning directions and practice?

Through this assessment, staff recommend the repeal of 72 documents (Recommendation A). In combination with the recent repeal of 10 guidelines through the Adding Missing Middle Housing report, this represents approximately 26% of the Council-approved land use policies and guidelines. Through this process, staff also uncovered 9 dormant documents that are no longer in use and have no known record of repeal. These documents are also recommended for repeal, but are not counted in the 26% of Council-approved land use policies and guidelines noted above. Appendix A provides the rationale for repealing these 72 documents. Table 1 below provides a generalized summary of Appendix A.

Table 1: Summary of Council-approved land use documents recommended for repeal

Category	Document Function	Rationale for Repeal
CityPlan and Community Visions	<ul style="list-style-type: none"> • Provide long range vision and framework for further planning work 	<ul style="list-style-type: none"> • Vancouver Plan provides the current long range vision for land use and growth in these areas. When it was adopted by Council it was anticipated that these documents would subsequently be repealed.
Selected CD-1 guidelines for sites that have been redeveloped	<ul style="list-style-type: none"> • Provide guidance for the development of sites that were rezoned to CD-1 	<ul style="list-style-type: none"> • Guidelines have served their purpose and CD-1 sites are redeveloped
1980s SkyTrain area plans and associated CD-1 guidelines	<ul style="list-style-type: none"> • Provide direction for growth and development near the 29th Avenue, Nanaimo, and Joyce-Collingwood Stations 	<ul style="list-style-type: none"> • Superseded by the Vancouver Plan as a long range vision and guiding document for further planning work • Rezoning to CD-1 were enacted and envisioned to spur low-rise multiple dwelling development, but most sites have remained as single detached houses
Selected district schedule guidelines (e.g. RM-4, I-1, M-1B)	<ul style="list-style-type: none"> • Provide guidance for development under existing zoning 	<ul style="list-style-type: none"> • Outdated guidance that is not consistent with contemporary best practices for urban design • Recent plans (e.g. Broadway; Marpole; Grandview-Woodland) enable greater height and density in most of these areas, which makes it less likely that these sites would develop under the existing zoning
Coal Harbour Policy Statement	<ul style="list-style-type: none"> • Provide direction for growth and development in the Coal Harbour area • Inform creation of the Coal Harbour ODP 	<ul style="list-style-type: none"> • Coal Harbour ODP regulates development in this area • Area is mostly developed; last site is City-owned and under development
Selected use-specific guidelines (e.g. Arcade Guidelines; Parking Garage Security Guidelines)	<ul style="list-style-type: none"> • Provide guidance for these specific land uses 	<ul style="list-style-type: none"> • Outdated guidance that is inconsistent with contemporary practice
Miscellaneous documents (e.g. Triangle West Policies; Agricultural Land Reserve Policies)	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Outdated guidance that is inconsistent with contemporary practice

<p>Dormant documents (e.g. Kerrisdale RS Districts Rezoning Policy; Marpole Policies and Guidelines)</p>	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • No longer in use, may not have active hyperlinks, and no known record of their repeal
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Within the 72 documents recommended for repeal, there is some content that is still used for application processing today. These include the rezoning-enabling policies for social housing, seniors housing, institutional uses, and cultural and recreational uses in the Community Visions. In order to retain these important rezoning pathways while still repealing the older documents, staff are recommending the creation of an interim rezoning policy (Recommendation B). The interim rezoning policy will be in place until additional work is completed to replace it with rezoning-enabling policies that further align with Vancouver Plan’s goals for improving equity, liveability, and affordability across the city.

Aside from the rezoning-enabling policies in the Community Visions, the contents of these documents are outdated and have been superseded by more recent policy directions. The Community Visions, which were adopted between 1998 and 2010, have essentially reached the end of their lifespan; they were created as 10-20 year documents and all but one of them only included housing projections to 2021. The Community Visions have generally been superseded by the Vancouver Plan (2022) and other policy directions including, but not limited to the recommendations from the Adding Missing Middle Housing report (2023), Climate Emergency Action Plan (2020), Culture|Shift (2018), VanPlay (2019), Housing Vancouver Strategy (2017), Transportation 2040 (2012), and other more recent community plans such as the Cambie Corridor Plan (2018). In addition, the Heritage Policies (2020) supersedes the Community Visions’ rezoning policy for heritage retention.

The proposed interim rezoning policy will apply to former Community Vision areas excluding recent community plan areas where the plan offers direction on seniors housing, institutional uses, and cultural and recreation uses. It will also exclude areas where residential uses are not permitted under the Vancouver Plan (i.e. industrial/employment and campus institutional). For social housing proposals outside of the former Community Vision areas, staff will continue to consider projects in all residential areas of the city with reference to the Affordable Housing Policies (1989) until additional work is completed to further align with the Vancouver Plan.

As noted above, the policy rationalization work is an implementation action of the Vancouver Plan, for which there was extensive public engagement. The engagement was done in four phases between November 2019 and May 2022, and involved residents, businesses, and various groups and organizations, with over 52,480 touchpoints. Given the scope of engagement done through Vancouver Plan and the focus of this project to clean up outdated documents, no additional engagement was deemed necessary.

Next Steps

This report is an early action in implementing the Vancouver Plan direction to align and streamline existing rules for city building. The next phase of this work will leverage ongoing planning work such as Granville Street, Rupert and Renfrew Station areas, implementation of the Vancouver Plan and Broadway Plan, and ongoing policy and regulatory simplification. It is anticipated that several of these work items will be brought to Council for consideration in the

next year and represent opportunities for further policy rationalization and repeal of additional documents. Collectively, this will help to ensure that the City’s land use policy framework remains up-to-date and streamlined as new policies are adopted and implemented.

Financial Implications

There are no financial implications associated with this report’s recommendations.

Legal Implications

If adopted, the Recommendations will result in the repeal of polices and guidelines, and the introduction of a new interim rezoning policy.

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**APPENDIX A
LAND USE POLICIES AND GUIDELINES RECOMMENDED FOR REPEAL**

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
1	CityPlan	1995	<ul style="list-style-type: none"> • Provides a 30-year vision and framework for further planning 	<ul style="list-style-type: none"> • Superseded by the Vancouver Plan as the citywide long range vision and framework for further planning • Approaching the end of its original lifetime
2	Arbutus Ridge/ Kerrisdale/Shaugnessy Community Vision	2005	<ul style="list-style-type: none"> • Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> • Superseded by the Vancouver Plan as a vision and framework for further planning • Incompatible with new regulations for R1-1 and other more recent policy directions • Approaching the end of its original lifetime • Housing projections only went up to 2021
3	Cedar Cottage MC-1/ Welwyn Street Planning Policies	1996	<ul style="list-style-type: none"> • Provides direction for MC-1 zoning amendments and development generally along Commercial St. and the Stainsbury Triangle 	<ul style="list-style-type: none"> • Implemented via zoning amendments and site-specific rezonings
4	Dunbar-Southlands Community Vision	1998	<ul style="list-style-type: none"> • Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> • Superseded by the Vancouver Plan as a vision and framework for further planning • Incompatible with new regulations for R1-1 and other more recent policy directions • Beyond the end of its original lifetime • Housing projections only went up to 2021

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
5	Hastings-Sunrise Community Vision	2004	<ul style="list-style-type: none"> Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions Approaching the end of its original lifetime Housing projections only went up to 2021
6	Joyce Station Area Plan	1987	<ul style="list-style-type: none"> Provides direction for growth and development around the Joyce-Collingwood Station area 	<ul style="list-style-type: none"> Superseded by the Joyce-Collingwood Station Precinct Plan Incompatible with Vancouver Plan, new regulations for R1-1, and other more recent policy directions Partially implemented via rezonings, but redevelopment from single detached houses to low-density multiple dwelling did not occur for most sites
7	Kensington-Cedar Cottage Community Vision	1998	<ul style="list-style-type: none"> Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions Beyond the end of its original lifetime Housing projections only went up to 2021
8	Kingsway-Knight Neighbourhood Centre Housing Area Plan; Kingsway-Knight Neighbourhood Centre Shopping Area Public Realm and Pedestrian/Traffic Improvements Plan	2004	<ul style="list-style-type: none"> Implements part of the Kensington-Cedar Cottage Community Vision by directing City-initiated rezoning for courtyard rowhouses and duplexes and public realm and traffic improvements 	<ul style="list-style-type: none"> Implemented via City-initiated rezoning to RM-1N (courtyard rowhouses) and RT-10 (duplexes) Implemented via public realm and traffic improvements in this area

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
9	Nanaimo/29 th Avenue Station Areas Plan	1987	<ul style="list-style-type: none"> Provides direction for growth and development around the Nanaimo and 29th Station areas 	<ul style="list-style-type: none"> Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions Partially implemented via rezonings, but redevelopment from single detached houses to low-density multiple dwelling did not occur for most sites
10	Renfrew-Collingwood Community Vision	2004	<ul style="list-style-type: none"> Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions Approaching the end of its original lifetime Housing projections only went up to 2021
11	Riley Park/South Cambie Community Vision	2005	<ul style="list-style-type: none"> Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Cambie Corridor Plan for sites between Oak St. and Main St. and 16th Ave and 41st Ave. Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions Approaching the end of its original lifetime Housing projections only went up to 2021
12	Sunset Community Vision	2002	<ul style="list-style-type: none"> Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions Beyond the end of its original lifetime Housing projections only went up to 2021

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
13	Victoria-Fraserview/ Killarney Community Vision	2002	<ul style="list-style-type: none"> Provides a 10-20 year framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions Beyond the end of its original lifetime Housing projections only went up to 2021
14	West Point Grey Community Vision	2010	<ul style="list-style-type: none"> Provides a framework for additional planning within this area 	<ul style="list-style-type: none"> Superseded by the Vancouver Plan as a vision and framework for further planning Incompatible with new regulations for R1-1 and other more recent policy directions
15	Coal Harbour Policy Statement	1990	<ul style="list-style-type: none"> Provides direction for growth and development in the Coal Harbour area Informed the creation of the Coal Harbour ODP 	<ul style="list-style-type: none"> Coal Harbour ODP regulates development in this area Area is mostly developed; last site is City-owned and under development
16	False Creek Policy Broadsheets	1988	<ul style="list-style-type: none"> Provides direction for growth and development around False Creek North 	<ul style="list-style-type: none"> Policy principles are implemented via False Creek-related ODPs and subsequent development throughout False Creek
17	Triangle West Policies	1990	<ul style="list-style-type: none"> Provides excerpts from the Coal Harbour Policy Statement and the Central Area Plan 	<ul style="list-style-type: none"> Duplicates existing policy language
18	Agricultural Land Reserve Policies	1979	<ul style="list-style-type: none"> Provides direction for the release of land from the Agricultural Land Reserve (ALR) 	<ul style="list-style-type: none"> ALR is under the jurisdiction of the Agricultural Land Commission (ALC) and the policy attempts to impose requirements on the ALC and provincial government in cases where appeals for release from ALR are considered ALC has new requirements for the ALR
19	Downtown District Low Cost Housing Policies and Procedures	1995	<ul style="list-style-type: none"> Provides procedures to follow when providing low cost housing in the Downtown District 	<ul style="list-style-type: none"> Policy language is superseded by the Housing Vancouver Strategy Procedures contain outdated information

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
20	Brewery Creek IC-3, C-3A, C-2C and RM-4/4N Guidelines	1996	<ul style="list-style-type: none"> Provides guidance for development in the IC-3, C-3A, C-2C, RM-4, and RM-4N zones in the Brewery Creek area 	<ul style="list-style-type: none"> Broadway Plan includes policy language about recognizing Brewery Creek
21	1400 West Hastings & Pender Street Guidelines	1999	<ul style="list-style-type: none"> Provides guidance for the development of a block face on Pender St. between Nicola and Broughton St. 	<ul style="list-style-type: none"> Site has been redeveloped
22	Fraser Street C-2 Guidelines	1980	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned C-2 along Fraser St. 	<ul style="list-style-type: none"> Contents are covered by the C-2 District Schedule and contemporary best practices in urban design
23	605-645 West Eighth Avenue C-3A Guidelines	1995	<ul style="list-style-type: none"> Provides guidance for the development of 605-645 W. 8th Ave. 	<ul style="list-style-type: none"> Site has been redeveloped
24	1054 – 1098 Robson Street CD-1 Guidelines (By-law No. 7381) (CD-1 No. 331)	1995	<ul style="list-style-type: none"> Provides guidance for the development of 1054-1098 Robson St. for retail and commercial uses 	<ul style="list-style-type: none"> Only contains references to other policies and guidelines
25	North Fraser Landing CD-1 Guidelines (1800-2100 East Kent Avenue South)	1990	<ul style="list-style-type: none"> Provides guidance for the development of 1800-2100 E. Kent Ave. S. for low-density multiple dwellings 	<ul style="list-style-type: none"> Site has been redeveloped
26	29 th Avenue Station Area CD-1 Guidelines (28 th Avenue and Kaslo Street Site) (By-law No. 6315)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions
27	29 th Avenue Station Area CD-1 Guidelines (29 th Avenue at ALRT Station) By-law No. 6317	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Site has been redeveloped
28	29 th Avenue Station Area CD-1 Guidelines (Earles Street and 29 th Avenue Site) (By-law No. 6318)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
29	29 th Avenue Station Area CD-1 Guidelines (Kaslo Street-End Site) (By-law No. 6361)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions City-owned lot contains Temporary Modular Housing
30	29 th Avenue Station Area CD-1 Guidelines (Kings Avenue and Manor Street Site) (By-law No. 6319)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions
31	29 th Avenue Station Area CD-1 Guidelines (Kings Avenue and Rupert Street Site) (By-law No. 6320)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions
32	29 th Avenue Station Area CD-1 Guidelines (Slocan Street and 29 th Avenue Site) (By-law No. 6316)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions
33	598 Taylor Street CD-1 Guidelines (Phase 2B – Block 17)	1998	<ul style="list-style-type: none"> Provides guidance for the development of 598 Taylor St., including siting and relation to adjacent tower developments 	<ul style="list-style-type: none"> Site has been redeveloped
34	5299 Arbutus Street CD-1 Guidelines (By-law No. 7705) (CD-1 No. 371)	1997	<ul style="list-style-type: none"> Provides guidance for the development of 5299 Arbutus St. to address a specific issue regarding residential-commercial compatibility 	<ul style="list-style-type: none"> CD-1 by-law regulates land uses Secured Rental Policy enables additional opportunities for rental housing
35	901 – 967 and 940 – 990 Seymour Street CD-1 Guidelines	1996	<ul style="list-style-type: none"> Provides guidance for the development of 901-967 and 940-990 Seymour St. by deferring to the Downtown South Goals and Policies and Downtown South Guidelines (excluding Granville Street) 	<ul style="list-style-type: none"> Only contains references to other policies and guidelines Site has been redeveloped

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
36	Angus West CD-1 Design Guidelines (By-law No. 6063) (Cd-1 No. 184)	1986	<ul style="list-style-type: none"> Provides guidance for the development of Angus West for duplexes 	<ul style="list-style-type: none"> Site has been redeveloped
37	Arbutus/Vine Industrial Area CD-1 Guidelines	1994	<ul style="list-style-type: none"> Provides guidance for the development of sites in the Arbutus/Vine area for mid- to high-rise residential and mixed-use buildings 	<ul style="list-style-type: none"> Site has been redeveloped Broadway Plan enables opportunities beyond what was envisioned in the CD-1 by-law and these guidelines
38	Fraser Lands Champlain Heights South CD-1 Guidelines (By-law No. 5381 & 6537)	1989	<ul style="list-style-type: none"> Provides guidance for the development of sites in Champlain Heights South for low density residential, church, child daycare, and park 	<ul style="list-style-type: none"> Site has been redeveloped
39	Champlain Heights South CD-1 Guidelines (Sub-Area 1, Church Site) (By-law No. 5381)	1990	<ul style="list-style-type: none"> Provides guidance for the development of the church site in Champlain Heights South to ensure compatibility with adjacent sites 	<ul style="list-style-type: none"> Site has been redeveloped
40	Commercial Drive "East Lane" CD-1 Guidelines	1989	<ul style="list-style-type: none"> Provides guidance for parking and heavy landscaping under the SkyTrain guideway 	<ul style="list-style-type: none"> Site has been redeveloped
41	Commercial Station CD-1 Guidelines	2000	<ul style="list-style-type: none"> Provides guidance for the development of the Commercial-Broadway Station 	<ul style="list-style-type: none"> Site has been redeveloped
42	Fraser Lands CD-1 Guidelines (Blocks 68 and 69)	1989	<ul style="list-style-type: none"> Provides guidance for the development of sites in the Fraser Lands for low density multiple dwellings 	<ul style="list-style-type: none"> Site has been redeveloped
43	Joyce Station Area CD-1 Guidelines (3450 Wellington Avenue Site) By-law No. 6325	1988	<ul style="list-style-type: none"> Provides guidance for the development of a site adjacent to the SkyTrain line for low- to mid-rise buildings 	<ul style="list-style-type: none"> Site has been redeveloped
44	Joyce/Vanness CD-1 Guidelines (By-law No. 7204) (CD-1 No. 314)	1993	<ul style="list-style-type: none"> Provides guidance for the development of a site adjacent to the SkyTrain line for low- to high-rise buildings 	<ul style="list-style-type: none"> Site has been redeveloped

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
45	Joyce Station Area CD-1 Guidelines (McHardy and Vanness Avenue North Site) (By-law No. 6363)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions Joyce-Collingwood Station Precinct Plan enables opportunities beyond what was envisioned in the CD-1 by-law and these guidelines
46	Joyce Station Area Guidelines for Sites A and B (CD-1 By-law No. 6272)	1987	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Sites have been redeveloped
47	Joyce Station Area CD-1 Guidelines (Vanness Avenue and McHardy Street Site) (By-law No. 6321)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions Joyce-Collingwood Station Precinct Plan enables opportunities beyond what was envisioned in the CD-1 by-law and these guidelines
48	Joyce Station Area CD-1 Guidelines (Vanness Avenue and Spencer Street Site) (By-law No. 6322)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions Joyce-Collingwood Station Precinct Plan enables opportunities beyond what was envisioned in the CD-1 by-law and these guidelines
49	Nanaimo Station Area CD-1 Guidelines (Kamloops Street and 24th Avenue Site) (By-law No. 6312)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Most sites have remained as single detached houses Incompatible with the Vancouver Plan, new regulations for R1-1, and other more recent policy directions

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
50	Nanaimo Station Area CD-1 Guidelines (Nanaimo Street and 26th Avenue Site) (By-law No. 6313)	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites adjacent to the SkyTrain line for low-density multiple dwellings 	<ul style="list-style-type: none"> Sites have been redeveloped
51	Riverside Design CD-1 Guidelines	1983	<ul style="list-style-type: none"> Provides guidance for the development of sites in the Riverside area for low-density multiple dwellings 	<ul style="list-style-type: none"> Site has been redeveloped
52	Mount Pleasant I-1 Guidelines	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned I-1 	<ul style="list-style-type: none"> Residential sites are existing non-conforming sites and do not align with regional land use designations Broadway Plan enables new opportunities for industrial and employment uses
53	M-1B Guidelines	1980	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned M-1B 	<ul style="list-style-type: none"> Few remaining sites, all of which are located within the East Fraser Lands East Fraser Lands ODP enables new opportunities Outdated guidance that is inconsistent with contemporary practice
54	Britannia/Woodland RM-4 and RM-4N Guidelines	1989	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 and RM-4N in the Britannia/Woodland area 	<ul style="list-style-type: none"> Grandview-Woodland Community Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design
55	Broadway Station Area RM-4 & RM-4N Guidelines	1987	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 and RM-4N in the Broadway/Commercial Station Area 	<ul style="list-style-type: none"> Grandview-Woodland Community Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design
56	Fairview Heights RM-4 Guidelines	1984	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 in the Fairview Heights area 	<ul style="list-style-type: none"> Broadway Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
57	Hudson Street RM-4 Guidelines	1987	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 in the Hudson Street area 	<ul style="list-style-type: none"> Marpole Community Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design
58	Joyce Street RM-4N Guidelines	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 in the Joyce Street area 	<ul style="list-style-type: none"> Joyce-Collingwood Station Precinct Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design
59	Kitsilano RM-4 Guidelines	1988	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 in the Kitsilano area 	<ul style="list-style-type: none"> Broadway Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design
60	Marpole Triangle RM-4 Guidelines	1983	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 in the Marpole Triangle area 	<ul style="list-style-type: none"> Outdated guidance that is not consistent with contemporary best practices for urban design
61	Mount Pleasant RM-4 Guidelines	1990	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-4 in the Mount Pleasant area 	<ul style="list-style-type: none"> Broadway Plan enables new opportunities for housing Outdated guidance that is not consistent with contemporary best practices for urban design
62	Arcade Guidelines	1996	<ul style="list-style-type: none"> Provides guidance for the development of sites for arcades 	<ul style="list-style-type: none"> Arcade development occurs infrequently Guidelines are applied inconsistently and may be difficult to enforce
63	Parking Garage Security Guidelines	1976	<ul style="list-style-type: none"> Provides guidance for the development of sites for parking garages 	<ul style="list-style-type: none"> Outdated guidance that is not consistent with contemporary best practices for urban design
64	Joyce Station Area Guidelines for CD-1 By-law No. 6323 Ormidale Street and Vanness Avenue Site	1988	<ul style="list-style-type: none"> Provides guidance for the development of a site at Ormidale Street and Vanness Avenue 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer guidance was adopted Site has been redeveloped

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
65	Passive House Guidelines for RS-1	2015	<ul style="list-style-type: none"> Provides guidance for the development of Passive Houses in sites zoned RS-1 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer guidance was adopted Superseded by the Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT, and RA Districts
66	Special Needs Residential Facility Guidelines	1983	<ul style="list-style-type: none"> Provides guidance for special needs residential facilities 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer guidance was adopted Definition for this use has been updated to community care facilities Superseded by the Community Care Facility – Class B and Group Residence Guidelines
67	Broadway Station Area Plan	1987	<ul style="list-style-type: none"> Provides direction for growth and development near the Commercial-Broadway SkyTrain Station 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer direction was adopted Superseded by the Grandview-Woodland Community Plan
68	Downtown District Interim Policies for New Residential in Areas C and F; and Conversion of Existing Office Space to Residential Use	2004	<ul style="list-style-type: none"> Provides direction for the development of residential uses in the Downtown District 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer direction was adopted Superseded by zoning in the Downtown Official Development Plan, Rezoning Policy for the Central Business District (CBD) and CBD Shoulder: (Areas A, B, C1 & F and Areas C3 & H) and the Office Conversion Policy
69	Kerrisdale RS Districts Rezoning Policy	1980	<ul style="list-style-type: none"> Provides direction for rezoning sites zoned RS-1 for Housing Demonstration Projects 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer direction was adopted Superseded by the Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision, which is recommended for repeal in this report, and the Secured Rental Policy

#	Document Name	Date Adopted	Document Function	Rationale for Repeal
70	Marpole Policies and Guidelines	1979	<ul style="list-style-type: none"> Provides direction for growth and development in the Marpole area 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer direction was adopted Superseded by the Marpole Community Plan
71	RM-3, RM-5, RM-5A, RM-5B, RM-5C, and RM-6 Multiple Dwelling Guidelines	1989	<ul style="list-style-type: none"> Provides guidance for the development of sites zoned RM-3, RM-5, RM-5A, RM-5B, RM-5C, and RM-6 for multiple dwellings 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer guidance was adopted Superseded by the Rental Housing Stock ODP and Tenant Relocation and Protection Policy
72	Port of Vancouver City Policies	1982	<ul style="list-style-type: none"> Provides direction in relation to the Port of Vancouver 	<ul style="list-style-type: none"> Dormant document that was not officially repealed when newer direction was adopted Superseded by the East Vancouver Port Lands Area Plan, Central Waterfront ODP, and Central Waterfront Hub Framework as well as the Port of Vancouver's strategic and land use plans

APPENDIX B

Policy

Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas

Approved by Council [Month Day, Year]

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1 BACKGROUND AND CONTEXT

This interim rezoning policy is a consolidation of rezoning policies for social housing, seniors housing, and institutional, cultural and recreational uses that were previously contained in Community Visions documents. Except for these aspects, the policies and directions in the documents have been superseded by those in the Vancouver Plan, Housing Vancouver Strategy, and other more recent policy directions.

This document is interim until additional work is completed to replace this with enabling policies that further align with Vancouver Plan goals for improving equity, liveability, and affordability across the city.

2 INTENT

In line with directions in the Vancouver Plan and Housing Vancouver Strategy, the policies in this document enable consideration of the rezoning applications for social housing, seniors housing, and institutional, cultural and recreational uses in the former Community Visions areas shown on Map 1: Areas Where Rezoning for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses May be Considered. Where area plans have been adopted subsequent to the Community Visions, these areas are excluded from the map as the land use policy in those plans supersedes the Community Visions.

Enabling rezoning for these types of projects is intended to allow development that advances city-wide policies and directions. Rezoning typically includes public consultation as part of considering an application; staff look at not only the needs of the project, but also how it relates to its existing surroundings and to the future of the area as described in the Vancouver Plan.

3 INTERIM REZONING POLICIES

3.1 Social Housing

Social housing is important to the overall health of Vancouver's housing system. It provides a secure housing option for many low and moderate income households. However, it is generally concentrated in a few limited areas of the city. The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to create more inclusive and affordable neighbourhoods throughout the city and expand opportunities for social housing.

- 3.1.1 Council may consider rezoning applications in any area shaded on Map 1 for the development of 100% social housing as defined in Section 2 of the Zoning and Development By-law.

3.2 Seniors Housing

Similar to the majority of Canadian cities, Vancouver's population is aging. The proportion of the population over 65 grew at five times the rate of the under-65 population between 2016 and 2021, making it the fastest-growing demographic group in the City¹. The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to improve housing options to better meet the needs of seniors and to allow seniors to stay in the community as their housing needs change.

- 3.2.1 Council may consider rezoning applications for the development of low-rise (typically 4 to 6 storeys) seniors supportive or assisted housing or community care facilities as defined in Section 2 of the Zoning and Development By-law targeted to seniors aged 55+, if the site is:

- (a) located in the area shown on Map 1; and
- (b) located near local shopping and services, transit, or a park.

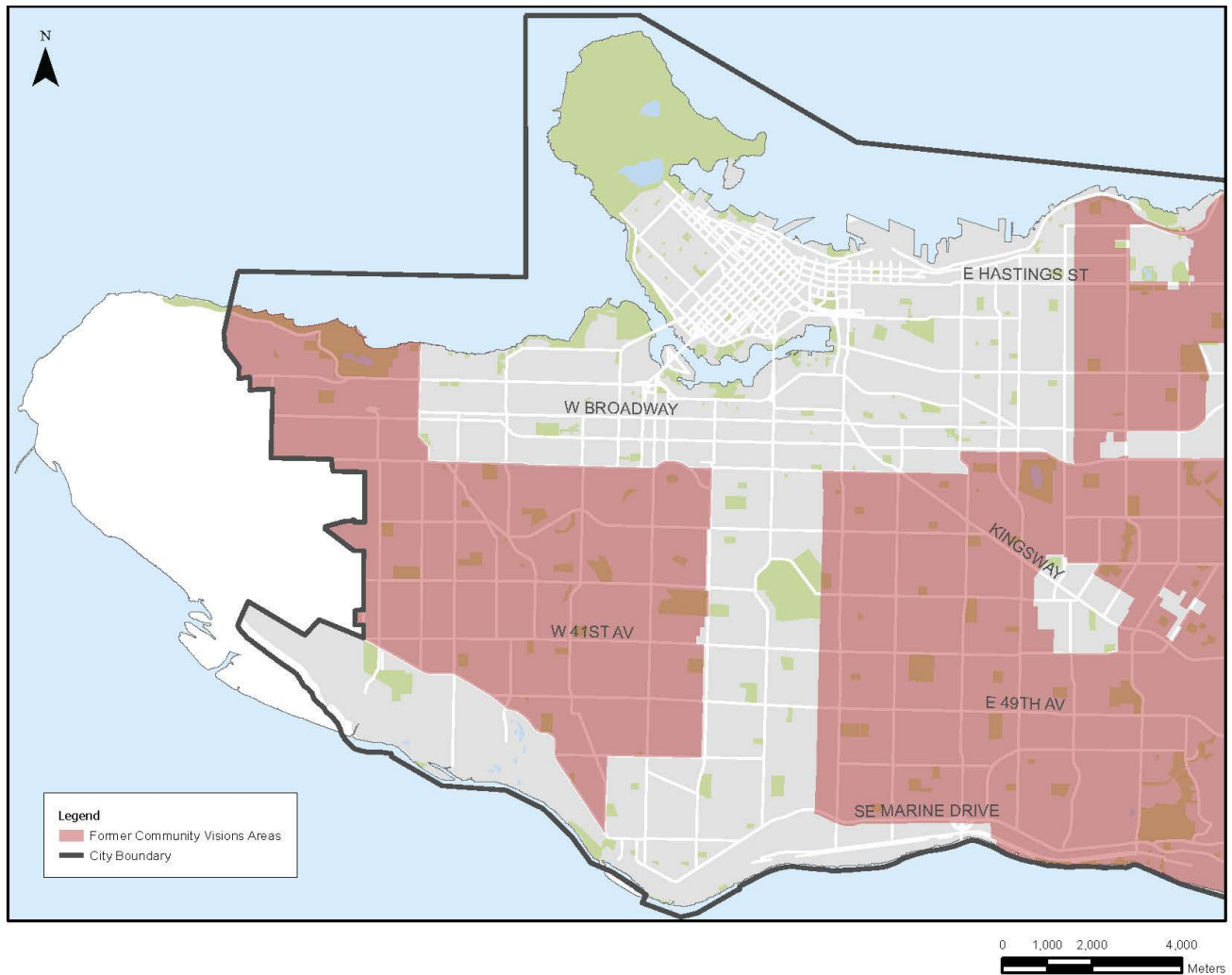
3.3 Institutional, Cultural and Recreational Uses

The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to facilitate a variety of housing options to meet the diverse range of housing needs and to improve access to community-serving uses.

- 3.3.1 Council may consider rezoning applications located in the area shown on Map 1 to enable the expansion, downsizing, or reuse of existing publicly owned or non-profit institutional, cultural and recreational uses.

¹ 2021 Census, Statistics Canada, Census of Population

Map 1: Areas Where Rezoning for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses May be Considered²



² In residential areas outside of the former Community Vision areas identified in Map 1, the City will continue to consider social housing projects through the use of the Affordable Housing Policies (1989).