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BULLETIN 2016-001

July 2017

**GRANDVIEW-WOODLAND COMMUNITY PLAN  
“PACE OF CHANGE” POLICY  
FOR  
RM-3A, RM-4, RM-4N, and CD-1 AREAS COVERED BY THE CITY’S  
RENTAL HOUSING POLICY ODP AS OF JULY 2016**

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**POLICY INTENT**

The Grandview-Woodland Community Plan sets out long-term planning policy for the neighbourhood. One of the key goals of the plan is to encourage reinvestment in, and retention of, existing affordable rental housing stock. Redevelopment is intended to be incremental in nature, and focussed on older, under-utilized sites.

To manage the pace of development, approvals of projects that involve demolition of existing market rental housing covered by the Rental Housing Stock ODP will be limited to no more than five new developments in the first three years of the plan, and/or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the five sites). Following this, staff are to report back to City Council on the rate of development and the outcomes of that activity. Staff expect to report back by 2020. The Pace of Change policy is found in section 7.1.5 of the Community Plan.

**DEFINITIONS:**

For the purposes of this policy, the following terminology is used:

**Project** - means one or more properties that have been assembled for a single development proposal. (e.g. three detached dwellings, assembled to create a new apartment building, counts as one project). No more than five projects and/or 150 units in areas governed by the Pace of Change policies will be considered during the first three years of the plan.

**Existing market rental units** - refers to existing rental units that are proposed for demolition as part of a project. (e.g. three detached houses, each with 3 rental units, would count as nine existing units). The policy applies to both occupied and vacant rental units. Existing units can include those found within purpose built rental (e.g. apartment buildings) or secondary rental (e.g. rental units in a detached dwelling.) As part of the five projects allowed, no more than 150 market rental units will be allowed to be demolished in Grandview-Woodland pace of change areas during the first three years of the plan.

**Note:** new units proposed as part of a project do not count towards this total.

## APPLICATION:

### 1. Locations

Pace of Change areas in Grandview-Woodland include all areas that are covered by the City's Rental Housing ODP (areas zoned RM-3A, RM-4, RM-4N and CD-1), as of the date of plan adoption in July 2016. This includes multifamily areas in the Cedar Cove, Britannia Woodland, Grandview, and Commercial Broadway sub-areas. A map of the Pace of Change areas can be found on the last page of the bulletin.

**Note:** Pace of Change policies do not apply to any new RM or multifamily zones created as part of G-W Community Plan implementation (i.e. Nanaimo Street, East 12<sup>th</sup>, or portions of the neighbourhood that are not presently RM).

### 2. Rezoning

The Pace of Change policy applies only to rezoning enquiries in the aforementioned areas of the neighbourhood. It does not include development projects proceeding through the Development Permit stream which make use of outright allowances under existing zoning.

**Note:** Per the Rental Housing Stock ODP, all projects involving redevelopment of existing rental housing will continue to require a minimum of 1:1 replacement of existing rental housing units.

## INTAKE AND PROCESSING:

1. The City will process complete rezoning enquiries in Pace of Change Areas in the order that they are received, regardless of the size of the project.
2. As part of this, projects must proceed through the normal rezoning enquiry/application process. This includes the submission of a complete enquiry package, payment of the enquiry fee, and review and formal response by City staff.

**Note:** Prospective enquirers are strongly encouraged to contact Rezoning staff prior to assembling Enquiry materials. This “pre-enquiry” discussion will enable staff to identify additional information that may be required, and to assist applicants in submitting a complete Enquiry package.

Prospective enquirers should also ensure that they review and submit the City's Application for Rezoning Advice (“Rezoning Enquiry Checklist”).

3. Once a complete Enquiry package has been received, applicants will be placed on an enquiry list and City staff will initiate a review. Once the staff review has been completed, a formal response letter will be drafted and sent to the enquirer.

If the Enquiry is supported in principle by City staff, the enquirers will be directed to either conduct a pre-application Open House, or to proceed to the rezoning application stage.

If the Enquiry is supported but requires modification (as a result of City advice), the enquirers will need to amend the Enquiry package and resubmit it to City staff for further review.

If an Enquiry is rejected by City staff, then the project will be removed from the enquiry list.

**Note:** In order to proceed to the application stage, rezoning enquiries must first be supported in principle by City staff. Support is affirmed through a written letter from City staff in which enquirers are invited to proceed to the application stage.

4. Upon receipt of a letter from the City inviting the submission of an application, prospective applicants are expected, in good faith, to make substantive progress towards the preparation of a complete rezoning application without unreasonable delay. For more information on rezoning application procedures, applicants should contact City staff.

**Note:** If at any point during the application process, an enquiry goes dormant for longer than three (3) months, applicants risk losing their spot on the enquiry list. Owing to the potential number of projects covered by the Pace of Change policy, applicants who are removed from the enquiry list may not be able to reapply during the first three years of the plan.

Similarly, if at any point of the application process the proposed rezoning is withdrawn or rescinded by the applicant, the project will be removed from the list of rezoning projects that are permitted to proceed.

5. Completed applications will proceed through the normal rezoning process, including interdepartmental review, public consultation, staff evaluation, and presentation to Council, Standing Committee or Public Hearing.

**Note:** If at any point in the rezoning application process, the application is rejected by the City, or by City Council, the project will be removed from the list of rezoning projects that are permitted to proceed.

#### **WAITLIST:**

6. If the five projects/150 unit cap is reached in the first three years of the Plan, subsequent prospective enquiries will be kept on a waitlist until Planning staff have updated City Council on the status of the Pace of Change mechanism.

Places on the waitlist will be secured chronologically, based on the date of approved enquiry.

Enquiries #6 through #8 will be allowed to prepare an initial enquiry package for City staff, noting that the package will not be formally reviewed unless one of the first five projects does not advance.

Prospective enquires #9 and beyond will be allowed to provide key details of the proposed project (e.g. property address(es), general proposal, number of existing rental units that would be affected) with City staff but no enquiry package will be accepted.

If at any point, a developer of the first five enquires/rezonings has their enquiry or application removed (if an enquiry goes dormant, or an application is rejected), then the next enquiry (e.g. #6) will advance. All other enquiries will then move up the list accordingly.

#### **CONCURRENT POLICIES:**

Property owners interested in proceeding with projects in Pace of Change areas should also familiarize themselves with the City's Rental Housing ODP ("Rate of Change") requirements, the City's Tenant Relocation Guidelines, and any other relevant housing policies.

#### **FURTHER INFORMATION:**

Website: [vancouver.ca/gw](http://vancouver.ca/gw)  
Email: [grandviewplan@vancouver.ca](mailto:grandviewplan@vancouver.ca)  
Telephone: Planning Info Line - 604-873-7038 ext. 2

#### **UPDATE**

As of January 2017, City staff have received, and are processing five enquiries related to Pace of Change sites. Prospective enquirers are invited to contact City staff to learn about wait list opportunities.

# MAP OF PACE OF CHANGE AREAS:

