

# COMMUNITY PLANS

*general*

# TERMS OF REFERENCE

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## PREAMBLE

Community plans provide a framework to guide positive change and development within a Local Area. Plans typically involve a combination of long-range policy and shorter-term, more detailed guidance for specific sub-areas, issues or initiatives.

Community Plans are broad in scope and involve a holistic approach to planning. While the most pressing issues may vary from one Local Area to another, it is anticipated that all Community Plans, regardless of the Local Area for which they are prepared, will reference and incorporate aspects of: land use, urban design, sustainability, transportation, housing, municipal infrastructure and utilities, parks and open space, community facilities, social policy, local economy, heritage, culture, the environment and public safety.

In each community planning program, Local Area interests and the priorities of that specific community will contribute to the determination of how much time is devoted to particular areas of policy development. City staff will still be responsible, however, for ensuring that all of the afore-mentioned policy areas are addressed *to some extent* in each Community Plan, even if only to confirm that standing policy should remain in place for the foreseeable future.

As part of a 2011 review, Community Plans were tasked with providing a Local Area (neighbourhood)-scaled response to some of the major challenges facing Vancouver, including:

- Over-consumption of scarce resources, coupled with the emission of greenhouse gases (and other pollutants), at unsustainably high levels;
- Urban form, land use and street design that continues to encourage high levels of personal automobile usage;
- Unaffordable housing and rental stock, limited housing choices and a significant number of homeless;
- High incidences of public health problems (obesity, heart disease, mental health concerns); and
- Demographic changes, including increasing diversity and an aging population.

The review also identified Local Area level and process issues to be addressed in the next generation of plans:

- Changing service needs and high demand for community amenities - and a limited municipal capacity to respond to the demand;
- Challenges of integrating new developments into existing Local Areas;
- The need to provide an enhanced and creative array of engagement opportunities for Local Area residents and other stakeholders, and to ensure broader participation; and
- The need to create community plans in a more timely and efficient manner.

Responding to these challenges and issues will be major themes of the Community Plans.

# 1. INTRODUCTION TO THE TERMS OF REFERENCE

## 1.1. *Purpose of this document*

This document sets out the Terms of Reference governing the community planning process for [LOCAL AREA]. The intent is to provide clarity around the principles guiding the planning work, the geography of the planning area, the process that will be followed to create the plan, and the key products, while remaining flexible enough to incorporate the benefits of evolving innovation and best practices. The document highlights policy themes to consider and [AFTER LOCAL AREA WORKSHOPS, WILL INCLUDE] local issues and sub-areas of particular concern. It also provides an overview of the key actors and their roles within the community plan process.

It does not cover specific considerations around every topic, or the precise tools or technologies of engagement that will be utilized to facilitate public involvement in a particular community. It includes an overview of the decision-making lines of responsibility, but it does not detail specific procedural guidelines for particular meetings or working groups.

## 2. LOCAL AREA CONTEXT STATEMENT

The [LOCAL AREA] neighbourhood is characterized by a number of important features... [Context statement to provide a brief, high-level 'sketch' of the community, utilizing key indicators and variables. Statistics will be kept to a minimum, but where utilized will be as up-to-date as possible.] These features may include reference to:

- The Local Area's location within the city
- Population and population change
- Existing land use
- Income-related data (distribution of income vs. median)
- Family types
- Linguistic considerations
- Local Area patterns of income and housing, with a synopsis of housing issues (housing tenure, type and condition of housing stock, housing security)
- Public and community spaces [identify what exists now in the LOCAL AREA]
- Summary of Local business environment
- Description/definition of the local transportation network and how it is linked to regional transportation (and to multiple needs in the Local Area).
- Local Area character; unique characteristics; role within the larger city.
- Key community amenities - emphasizing public amenities, but including non-profit or private amenities, where appropriate.

### 3. LOCAL AREA PLANNING GEOGRAPHY

This section will be customized to define Local Area and sub-area boundaries - noting any additional planning area geographies relevant to the process (e.g., areas of concurrent policy / plan development).

During the refinement process in follow-up Local Area-specific workshops, the community will have the opportunity to assist with the identification of the critical sub-areas on which to focus planning attention.

[Insert Local Area Map]

## 4. PRINCIPLES

The following principles will guide the Community Planning Program taking place in [LOCAL AREA].

**1. Flexibility and Broad Outreach:** The Community Planning Program will ensure a variety of ways for a broad range of residents, property owners and renters, non-profit organizations and other community service groups, landlords/building managers, developers and local businesses to participate in co-creating proposals and reviewing options; and will ensure that the opinions of both those in the directly affected area and those in the wider community are sought.

**2. Inclusivity.** The Community Planning Program will strive to ensure an accessible, inclusive process and will endeavor to engage the broadest possible public with a special focus on income, ethnocultural, intergenerational, and tenure diversity. In doing so, it will recognize the varying physical and economic conditions, levels of organization, ethnic and demographic makeup of different Local Areas. The commitment is to “equal voices”—i.e., care and concern for all, and meeting one another as equals. Assessing representation, diversity relative to Local Area demographics, equity and balance of views will be constants in the planning process. The Community Plan process will also make use of various advisory committees and city-wide resources - including non-profit organizations and agencies, City Advisory bodies, the academic community, professional designers and developers, technical experts within public service and local businesses - whose expertise can also assist in the creation of a robust plan.

**3. Knowledge-Sharing and Collaboration.** The Community Planning Program will build or enhance capacity through collaboration in the planning process (1) by providing the community with tools and technical knowledge to engage in planning activities that shape the future of the community; (2) by providing city officials with increased understanding of local knowledge, the community and its assets and concerns; and (3) by fostering a culture of partnership between different stakeholders active in the planning process.

**4. Clarity and Transparency.** All stages of the Community Plan process will be open and transparent, and the decisions that are made throughout should have a clear rationale that is available to all members of the community. The planning process and final products will be developed with user-friendly language and graphics. The scope of the plan, the key decision-points, and the role of all participants will be clearly identified. When a final product is ready for approval by City Council, the Planning Department will ensure that Council, before making decisions, is made aware of the range of community opinion, technical documentation, and any other necessary information.

**5. Balance and Responsibility.** The Community Plan will balance the ‘rights’ and ‘uniqueness’ of the community with its responsibility to contribute as part of the city and region. New plans and policies will be consistent with and strive to advance the goals of city-wide plans (e.g., CityPlan, Transportation Plan and Update, city-wide policies (e.g., EcoDensity, Housing and Homelessness Strategy) and city-wide initiatives (e.g., Greenest City Action Plan, Healthy City Strategy, City-wide Land Use Plan, if underway), while enabling creative and distinctive Local Area responses to issues, reflecting the existing conditions and unique characteristics of the neighbourhood.

**6. Sustainability.** City staff and their community partners will work to ensure that related principles of social, environmental, cultural and economic sustainability are woven into both the planning process and its products and outcomes.

**7. Action While Planning.** Where possible (within staff, volunteer and funding constraints) and consistent with Local Area interests, the Community Planning Program will blend process and action - undertaking planning work at the same time as facilitating timely action on pressing issues and other 'action' opportunities which may emerge. These issues may include matters associated with sustainability, housing and homelessness, public safety, infrastructure improvements, place-making, health, food security, "greenest city" goals, etc.

**8. Process Accountability.** The Community Plan will be developed within the approved program staff, time, and budget limits, and the process will serve to deliver a clearly defined range of products. City staff will be accountable to the community and City Council to facilitate a planning process that is in keeping with the spirit of the principles contained herein. Community participants will work collaboratively, with one another and together with City staff.

**9. City Capacity and Strengthening Partnerships.** The City has limited capacity to completely address all issues arising through a community plan process (e.g., social issues, delivery of affordable housing, attraction of desired businesses and services, building of new amenities) and will therefore require support from other levels of government and Local Area partners to more thoroughly address these needs. Partnership building will be part of the Community Planning process.

**10. Authority.** Participants in the planning process will recognize that City Council is ultimately responsible for approval of proposed plans and policies.

## 5. PRODUCTS (ANTICIPATED OUTCOMES)

### 5.1 Overview of Anticipated Outcomes

The Community Planning Program for [LOCAL AREA] will produce the outcomes described in the following sections. The delivery of these products will be guided by the core planning team and will require collaborative partnerships with the community, including service providers and organizations, and the participation of staff from many City Departments and advisory Boards.

The Community Plan will include:

- **Community-wide Policy** - including directions in all of the key policy areas noted in these Terms of Reference, to guide the long-range future of the Local Area as a whole;
- **Sub-Area Policies and Plans** - to provide more detailed guidance for areas in greatest need of planning attention;
- **Community Action Projects / Plans** - to address pressing social issues, place-making opportunities and/or other on-the-ground activities that can be undertaken within the timeframe afforded by the Community Plan process and staffing/budget/volunteer constraints.

### 5.2 Community-Wide Policy

The Community Plan for [LOCAL AREA] will develop community-wide policy directions that will apply to the whole of the Local Area. In developing directions, multiple lenses will be used to ensure a focus on accessibility for all: e.g., business perspective as well as residents' perspective, tenants as well as property owners, seniors' perspective, children's perspective, low-income as well as higher-income perspective, etc.

Community-wide policy may be an affirmation of existing policy or the development of proposed *new* policy. The Community Plan for [LOCAL AREA] will reference and incorporate aspects of:

- **Land Use:** appropriate land-use mix within the Local Area to support Local Area and city-wide objectives around housing, transportation, municipal infrastructure delivery, jobs, economy and open space, etc. (Coordinated with the Transportation Plan and Social Amenity Plan, and a city-wide land-use plan, if underway).
- **Housing:** encourage housing mix (e.g. tenure, unit type); increase supply of new affordable housing (including the design of possible new housing types and locations); maintain and protect the existing rental housing stock; enhance housing stability (e.g. accessibility and support services); approaches to end homelessness; and strategies to address the needs along the entire housing continuum (including shelters, supportive housing, social housing, rental housing, and affordability of home ownership).

- **Transportation:** addressing the diverse needs of the community with focus on City priorities towards active transportation (pedestrians and cyclists), transit, goods movement, local traffic and parking; ensuring accessibility of transportation (e.g., of seniors, business, parents with infants in strollers, young children, students, etc.); finding opportunities in transportation infrastructure to enhance as public space (e.g., transit plazas, bus stops, greenways, pedestrian malls).
- **Community Amenities and Facilities:** community amenity strategies based on a community amenity needs assessment, determination of priorities, and establishing predictable sources of funding/delivery (e.g., from redevelopment and future Capital Plans), supported by the necessary financial and growth analysis.
- **Prosperity/Local Economy/Economic Sustainability:** supporting the activity of a vibrant local economy and the objectives of the City's Economic Action Strategy. Support for small and independent businesses, the creation of meaningful jobs in the Local Area, the resilience of businesses that primarily serve the local area, and pursuing opportunities to mitigate both the root causes and effects of poverty on residents of the Local Area.
- **Social Sustainability:** community capacity building; community services and programs (including employment and training).
- **Green Buildings and Infrastructure Strategy:** making buildings healthier in their impact on people and the environment, and seeking opportunities to introduce green infrastructure such as district energy systems, improved storm water management systems, etc.
- **Environmental Sustainability:** Greenest City Action Plan areas (covering relevant themes of the Greenest City program - e.g. increased community gardens, improved access to nature, etc.); ecological issues such as habitat creation or restoration, urban forestry and watershed health.
- **Public Health / Health Sustainability:** strengthening the opportunities for personal and community wellness through a healthy Local Area environment, (e.g. attending to the disproportionate impact of health issues on vulnerable populations, building on opportunities for social interaction and connectedness, opportunities for physical activity and access to multiple modes of transportation and recreation, access to various health services / amenities /programs at the local level, and relevant health promotion opportunities). This component will be connected to the City's Healthy City Strategy as it emerges in 2012.
- **Public Realm, Parks, and Greening:** public realm and place-making opportunities, school grounds, views and view corridors, street character (residential and commercial), sidewalks, lighting, public art, parks and plazas. Policy regarding green spaces will also be addressed with a view to enhancing existing spaces and improving access to nature (objectives that will support opportunities for enhanced recreation, habitat and health).
- **Cultural Development:** spaces for cultural creation, production and performance/presentation; sharing information and facilities; linked to the City's cultural planning policies and activities.

- **Heritage:** maintain, enhance or expand existing character and/or heritage areas—based on a Local Area heritage and character area inventory.
- **Safety & Cleanliness:** personal and property safety, block and lane watch programs, problem premises, vandalism, litter and graffiti tagging.

All of these aspects of policy will be included *in some fashion* in the Community Plan - along with any other key theme areas that are identified in the early stages of work on the Community Plan.

Some (not necessarily every one of these policy themes) will be areas of *major focus* for the Local Area planning process, and the process of selecting these key focus areas will be a collaborative decision between the Staff Team and Local Area stakeholders.

### **5.3 Sub-Area Plans and Policies**

The Community Plan will address the sub-areas of [LOCAL AREA] which are in need of the greatest planning attention - and that are not currently being considered as part of a concurrent planning process. Specific sub-area planning work will vary by Local Area. Where relevant, this planning work will include:

- **Directions on appropriate building form, massing and character, height and Density, including:**
  - Directions for additional density within/nearby shopping and service areas and/or transit hubs (or other supports for/drivers of increased density such as infrastructure capacity);
  - Directions on public benefits to be achieved as part of the development process; and
  - Directions related to the preservation and enhancement of the unique street character of Local Area shopping districts.

These directions will explore ways to implement City objectives and programs (e.g ideas emerging from the Greenest City program, Housing and Homelessness Strategy, EcoDensity, and other City policies and programs, such as a city-wide land use plan, if underway).

- **Directions for redevelopment of selected key large sites:** For key large sites, directions will provide clear guidance on land use, urban design (including building forms and heights), place-making objectives, and potential public benefits (related to future development proposals).
- **District Energy Plans:** Opportunities will be explored to initiate district energy systems to centralize heating or cooling infrastructure for a Local Area to better utilize renewable energy, while reducing emissions and long-term energy costs.
- **Street and Public Realm Concepts:** To identify in general terms transportation and public realm improvements within the sub-area.

### 5.3.1 - Sub-Areas Excluded from the [Local Area] Community Plan Process

**NOTE:** This section - 5.3.1 - will identify any sub-areas that are subject to pre-existing or concurrent policy and thus not considered for further community planning work. For example, this might include industrial areas or lands under Port Authority. Planning directions for these areas will be provided as information as part of the Community Planning process.

### **5.4 Community Action While Planning**

In addition to community-wide and sub-area planning work, the Community Plan process in each Local Area will look to create opportunities for Action while Planning. This refers to the idea of undertaking projects to meet various social development, place-making or other community development objectives. If the City is pilot-testing program components in other areas (e.g., active transportation, green design, Healthy City Strategy) then the Community Plan process may also be an opportunity to locate some of these programs within the three Local Areas.

Among the key issues that might be tackled through action projects as well as policy development are:

1. Local Area Identity
2. Community Gardens and Food Security issues
3. Place-making opportunities
4. Social Issue and Social Enterprise

## 6. PROCESS

### 6.1 *Program Components*

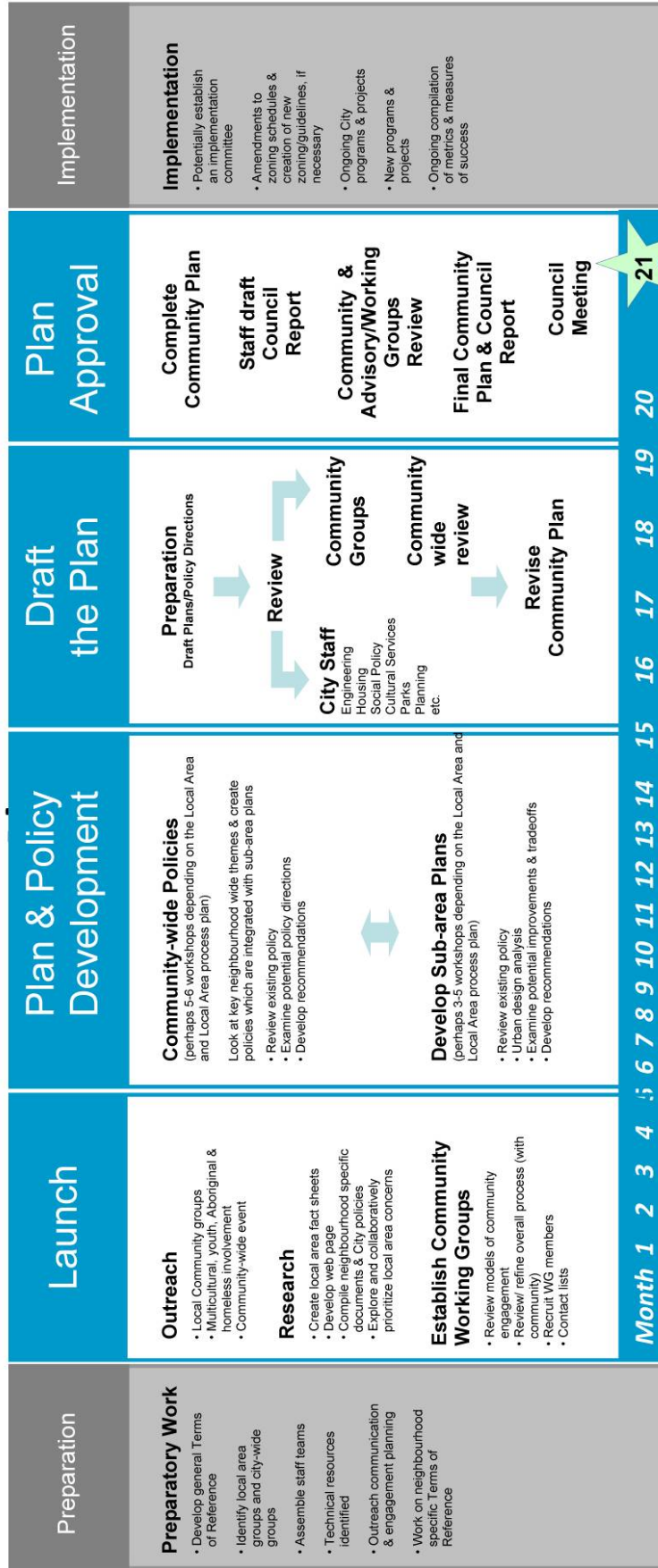
The Community Planning program in [LOCAL AREA] will take approximately 21 months to complete and consist of four main phases, preceded by initial preparation by staff, and ending with Council review and approval. The key activities in each phase are described below, and summarized graphically in Figure 1 on the next page.

#### *Preparatory Work*

General preparatory work completed for the local areas undergoing Community Planning work. Activities to include:

- General Terms of Reference articulated—and validated by stakeholders;
- Stakeholder organizations mapped: identification of local area groups and key contacts, plus additional city-wide groups and community organizations;
- Staff teams created;
- Other technical resources identified (e.g. other government agencies, academia, etc.) to assist with workshops and review of policy options;
- Compilation and review of existing Local Area documentation;
- Outreach, communication and engagement planning;
- Local Area workshops (to complete Terms of Reference) undertaken to develop Neighbourhood-specific Terms of Reference documents for presentation to City Council;
- Preliminary issue identification via existing research, and stakeholder input during the Terms of Reference process.

# Timeline for Developing a Community



**Community Action Projects / Plans** (i.e., projects addressing key social issues, place making, community development)

## *Phase 1: Launch (Approximately 3-4 Months)*

The first phase of work will consist of a number of key components:

- Research and development of the Local Area profile, building upon the shorter Local Area Context Statement in the Terms of Reference and resulting in Fact Sheets to support public education and inform direction-setting. Data for the Profile will be drawn from a number of sources, and will be as up-to-date as possible.

The Local Area Profile *will* include:

- Demographics (and associated trends) - including population distribution, median age, number and type of families, number of children, youth, working age and seniors, mother tongue; proportion of renters vs. property owners - and the use of City-wide comparators; \*
- Forecasts of city-wide demographic changes (through 2041) and commentary on the relationship between anticipated city-wide change and the possible demographic structure of each community;
- Housing stock - number, unit type, age, tenure\*
- Existing generalized land use

Depending on what is most important for each Local Area, the Local Area Profile *could* also include additional components based on the following subjects:

- Household income and employment distribution patterns (i.e. where the jobs are);\*
- Information on housing need, related to the demographic analysis, and considering both current and future supply and demand
- Housing stock - significant demolitions and vacancy rates\* (where this information is available)
- Preliminary determination of potential for change and development under current zoning and policy to 2041;
- Synopsis of existing land use and existing built form;
- Characterization of current usage/demand for community services and amenities; amenity mapping; identification of other assets (e.g., land assets, non-profit or private amenities, where appropriate, etc.);
- Assessment of cultural spaces that support creation, production and presentation of culture - including public amenities, assets, cultural industries and individual artists;
- Population health indicators (where possible, a summary prepared in partnership with the Vancouver Coastal Health Authority, and based on a combination of statistical data, additional survey findings and healthcare utilization data). May also include some Healthy City indicators as they are developed;
- Sustainability indicators (such as measures of active transportation infrastructure, air quality, and other indices) from the City's Greenest City program;

- Identification of under-serviced areas for water, sewer and storm infrastructure
- Transportation and parking-related indicators
- Assessments of parks and open space; recreation facilities and natural heritage features
- Social development issues (median income, low income cut-off, single-parent families, newcomer status, etc);
- Nature of business activity in the area; Local business & economy issues, possibly including:
  - Number of small businesses
  - Number of chain stores
  - Light industry presence
  - Retail versus non-retail (business types assessed via retail frontage)
  - Mix of businesses (e.g. service, finance, insurance, etc.)
  - Not-for-profit businesses (not just organizations, i.e., difference between the Cultch and the Kettle)
  - Live-work artist spaces.
- Local Area heritage (where possible referencing buildings, archaeological sites, landscapes and social history);

\* NOTE 1: The elimination of the Long Form Census and its replacement with the Voluntary National Household Survey may necessitate using some data sets from different census years. Trend analysis may be similarly affected. In some cases, non-census data sets will utilize geographies that are at a different scale than the Local Area.

NOTE 2: The amount of time to be invested in research, relative to the amount of time allocated to community outreach and engagement, time invested in later technical work related to options proposed for the local area, plus time for public policy deliberations and also report-writing, will need to be considered by City staff and community stakeholders together. Staff resources for preliminary research are not unlimited.

NOTE 3: Research for the Community Plan process will take place at various stages over the 21-month plan. Some of the research proposed for the Local Area profile may be undertaken at later stages of the Community Plan.

- Development of an inventory and compilation of city-wide policy pertinent to the Local Area will be completed
- Development of communications and outreach resources (more contact lists, web-based tools, etc.).
- Review of existing Local Area-specific research and other reports on neighbourhood issues.

The Community Plan process is then formally launched - a process that will likely involve several components, including outreach, further issue-identification, and recruitment of members to Advisory and Working Groups.

### *Phase 2: Plan and Policy Generation (Approximately 10 Months)*

Policy options and plan-making will take place at three scales - one Local Area-wide, the second at the level of sub-areas, and the third in response to specific issue (or action) areas. This work will take place concurrently and will be coordinated to ensure consistency.

#### *Step 2.1 Community-wide Policies*

This part of the program will look at key themes and topic areas. The main steps include:

- Community discussions on Local Area needs, challenges and opportunities related to various topics;
- Facilitating a city-wide and regional perspective on key issues via involvement and dialogue with relevant City departments and City advisory groups;
- Synthesis of Local Area and city-wide challenges and opportunities;
- Generating policy options;
- Broad public review of options, leading to refinements;
- Staff recommendations regarding the options; and
- Incorporating the policies into the overall Community Plan.

#### *Step 2.2 Sub-area Plans*

The process will involve open meetings and dialogue with stakeholders, to collaboratively produce sub-area plans. The main steps could include:

- Review of existing policy, land use and transportation patterns;
- Urban design and economic analysis of built form options, including alternative land uses;
- Examination of potential public benefits and improvements to the public realm;
- Identification of public open space opportunities; and
- Opportunities to optimize street design, with active transportation and transit service enhanced.

Other directions arising from this work may be carried forward into the key theme-related discussions (or vice versa).

NOTE that where defined sub-areas in each Local Area (e.g., industrial lands, Port lands) - are governed by other existing policy, they will be referenced in the community plan but not subject to additional planning activity. However, if and when

concurrent planning activity takes place in these areas, community members will be advised of any issues, outcomes and opportunities for engagement.

### *Step 2.3 Community Action Projects/Plans*

This part of the program will focus on initiatives to take coordinated action on pressing social issues, community development opportunities and other Action While Planning activities. These opportunities will be coordinated through the Planning Department in collaboration with representatives from Social Development, Engineering, other City departments and the Park Board.

Some initiatives may be project based (e.g., urban agriculture and community gardens). Others may be more comprehensive explorations of issues and opportunities for joint community and service provider action.

The main steps could include:

- Analysing current social and community issues, policies, programs and other opportunities;
- Recruiting additional working group members to implement action projects/plans;
- Identifying key stakeholders and the appropriate means to engage with them;
- Identifying opportunities for short-term action (e.g., landing a new City pilot project, identifying key stakeholder initiatives that could be supported, forging new partnerships between other community agencies);
- Creating action plans for specific community projects; and
- Coordinating and monitoring project implementation.

NOTE: Local Area interests and needs, and volunteer/staff/fiscal capacity, will determine whether any, and how many, new action projects are undertaken simultaneously with community planning.

### *Phase 3: Draft Plan (Approximately 4 Months)*

At this stage all the elements of the Community Plan will be brought together for broad community review and Council approval. The main steps include:

- Preparing a draft Community Plan that combines the Community-Wide policies and Sub-Area Plans;
- Identification (collaboratively) of Recommended Priorities and other implementation-related activities; and
- A final broad public review of the draft Community Plan.

In an effort to ensure transparency in the process, Staff will endeavour to ensure a clear “trace” between the ideas generated in Phase 2, and the recommended policies that are included in the Plan. Through this means, participants will be able to see how their ideas have been utilized.

#### *Phase 4: Plan Approval (Approximately 3 Months)*

Commentary on the draft Community Plan will be used to inform revisions to the document. Once this is completed, the Plan will be prepared for presentation to Council. This phase includes:

- Modifying and refining the draft Plan based on feedback (including a final review by Advisory/Working Groups);
- Completing any graphic and layout requirements;
- Staff preparation of a covering report for Council; and
- Forwarding the draft Community Plan to Council for adoption, plus referral to the Park Board and the School Board for consideration of park and recreation, or education-related matters.

#### *Plan Implementation*

City Staff will work to ensure the Community Plan is developed in such a way as to enable a smooth and timely transition to implementation. Implementation of the Community Plan will involve efforts stemming from a number of different initiatives, including some or all of the following:

- Reviewing the role of Advisory/Working Groups with the community and determining the appropriate mechanisms for ongoing community engagement;
- Working with the community regarding refinement and further prioritization of implementation activities and ongoing social or community action projects;
- City-initiated Rezoning - amendments to existing zoning schedules and creation of new zoning/guidelines to further Community Plan policies;
- Site-Specific Rezoning - involving new applications from landowners/developers to change the designation of land in accordance with Community Plan principles and policies;
- Ongoing City Programs and Projects - involving the application of staff resources and/or capital funding to address Community Plan issues and objectives, like the creation of affordable housing and rental stock, the integration of sustainability or urban health measures, the provision of key amenities and services, park improvements, greenways, traffic calming, etc.;
- New Programs and Projects - for example a Public Realm Plan, a detailed Public Benefits Strategy (a plan for how to achieve the needed public amenities in a Local Area); and
- Ongoing compilation of metrics and other measures of success that will provide further information on community matters as well as the outcomes of the Community Plan process.
- Evaluation of the Community Plan implementation - reviewing measures of success in terms of the intent of the plan.

NOTE that implementation and evaluation activities are dependent on the allocation of resources and staff-time. As such, evaluation work, and work related to on-going measures of success can only be *recommended* as part of the Plan.

## **6.2 Additional Schedule Considerations**

Section 6.1 provides an overview of the general features of a 21-month Community Plan Process. The plan-making schedule will be designed to allow a measure of flexibility in order to account for unforeseen circumstances, opportunities and new information. However, such circumstances should be treated as exceptional and would need to be of a scale that would significantly impact the outcome of the Community Plan.

In addition, two further items are referenced which may impact the timeline.

### **6.2.1. Interim Reporting to Council**

It may be necessary to report to Council during the Community Plan process to resolve any critical issues or barriers to progress. Interim reporting is likely to affect the plan-making timeline.

### **6.2.2 Rezoning Enquiries during the Community Plan Process**

Rezoning applications can significantly affect the timelines and focus of Community Planning. The primary focus of Community Planning staff will be the development of policy for the whole community rather than work pertaining to site-specific zoning activities. In this regard it is important to note the following scenarios relevant to the rezoning process:

- Scenario 1 -Rezoning applications (and enquiries which had received a positive written response) submitted prior to Council adoption of the July 28, 2011 Rezoning Policy for Grandview-Woodland, Marpole and the West End (See Appendix A);
- Scenario 2 - Rezoning Enquiries that are cleared to proceed to application during the Community Plan process (under the terms of the Rezoning Policy);
- Scenario 3 - Property owners and developers who may be contemplating a rezoning following the completion of the Community Plan.

#### Scenario 1

Applications made under Scenario 1 will continue to be processed - albeit with developers being made aware of the Community Planning process and being invited to participate in it. Existing rezonings will continue to be managed by staff in the Current Planning Division and the ability of Community Planning staff to give attention to these applications will be limited.

#### Scenarios 2 & 3

Rezoning applications made under Scenario 2 (during the Community Planning process) are significantly limited as a result of the Rezoning Policy. However, potential applicants would be expected to begin working with the community at an early stage of project development - even as the community plan is taking shape - and before formally submitting a rezoning application. In most cases, it is expected that

discussion of site specific matters will begin after a broader identification of community needs and issues has been completed.

In Scenarios 2 and 3, the role of Community Planning staff will be to:

- Link the applicant with the community through staff's community contact list, and via the appropriate Advisory or Working Groups;
- Participate in public meetings and/or open houses as technical resources; and
- Provide information to applicants on community issues and aspirations regarding the area and site.

Depending on the volume of enquiries/applications, providing this level of service may add time to the projected 21 months needed to complete the community plan.

## 7. COMMUNITY INVOLVEMENT & PARTICIPANT ROLES

This section provides a preliminary overview of the range of options for stakeholder involvement with the planning process. Further exploration of these options, and the selection of the combination that will be used will be left until the T-O-R is further refined with stakeholders in each Local Area.

### 7.1 Possible Options for Advisory Groups

#### Process Advisory Group

- Purpose: To provide guidance and expertise to staff and the community regarding the community planning process. To identify linkages between the various Thematic and Sub-Area activities; reduce redundancy; ensure that staff bring forward selected options from Policy Development Phase into the Draft Plan; identify stakeholder groups in the Local Area and key contacts, outreach approaches to use to ensure broad participation; workshop/public event design; review of draft reports.

#### Community Engagement Group

- Purpose: To focus specifically on assisting with outreach around the Community Plan, with direct action on their own, working to ensure the involvement of diverse groups with the process. NOTE: This role could be separate from, or part of, the mandate of the Process Advisory Group. It could also be formed to engage a particular population of stakeholders, including those groups that are often under-represented in civic processes: e.g., youth, seniors, newcomers to the area, or others.

#### Working Groups - Focussing on Thematic Policy; Sub-Area Policy; Action While Planning

- Purpose: Working groups could assist in the identification of policy options pertaining to one or more planning 'themes' and/or policy options pertaining to identified sub-areas in each Local Area. Groups will also have the potential to oversee 'action while planning' - where City resources (or existing community projects or significant new volunteer interest) allow for this. Examples of possible Working Groups are:
  - Housing Working Group
  - Local Economy Working Group (including shopping areas and retail issues, local industry, transportation concerns, etc.)
  - Public Amenities Working Group
  - Social Issues Working Group
  - Light Industrial Advisory Group

## **CASE STUDY: Mount Pleasant Community Plan**

The Mount Pleasant Community Plan had significant and on-going community input. Initial Ideas Fairs were held to identify issues and assets in the community. A Community Liaison Group (CLG) was struck to advise the planning team throughout the process. A separate Social Coordinating Group (SCG) group was formed to work on pressing social issues in the community. Part of the SCG's work involved the design and roll-out of over a dozen social action projects. A third Intercultural Leaders Group (ILG) - made up by diverse residents and community volunteers, frontline bi-lingual and multicultural workers who work between different grassroots cultural groups - was formed. It held a series of workshops and action planning meetings.

## **7.2 Decision-Making Authority and Powers of Influence**

### **7.2.1 Who Creates the Plan?**

Creation of the Community Plan in [Local Area] will be a collaborative process involving stakeholders residing in the local area, resource persons providing assistance (e.g. City Advisory Bodies, Government agencies), and City staff from several municipal departments. No one "group" creates the plan; rather, different constituents each play an important part.

The identification of key issues and opportunities for the Local Area, as well as the sub-areas of the plan are grounded in community input. City staff facilitate stakeholder input and assist with the creation of consultation opportunities, the synthesis and analysis of feedback, as well as the assessment of this input against city-wide and regional policy. Information is gathered from as wide a range of stakeholders as is materially possible within the resource and time limits afforded by the process.

The creation of community-wide and sub-area policy options, as well as community action initiatives, represents a further collaboration between City staff and stakeholders. City staff assist with meeting facilitation, input and outcome recording and the provision of technical data. With the assistance of City staff who can provide contextual information and details on relevant policy, community members and other stakeholders vet ideas and select the options that will be tabled as part of the draft Plan.

City staff prepare a draft Plan that compiles community-wide and sub-area plans and policies. This is, in turn, shared with the community at large and amended as appropriate. City staff then present the final recommendations to City Council. City Council has the ultimate decision-making authority in the formal adoption of the Community Plan.

### **7.2.2 Specific Roles of Various Participants**

**The Community:** Residents including tenants, landlords and home-owners, other property owners, business owners, employees of local businesses and service agencies, representatives of neighbourhood associations and voluntary organizations active in the local area.

Collaborating with City staff, the community will identify priorities, create plan and policy options/directions; and select preferred option(s). (Note that the term

“community” can refer to members of the geographic community, as well as various “communities of interest,” e.g., seniors, youth, small business operators, ethnic communities within the geographical area, LGBTQ, renters, etc.)

**Community Plan Staff Team:** Staff will collaborate with the community in the creation of options and directions, as well as community organizing and outreach. Staff will also identify city-wide policy which is to inform the creation of the plan. Staff will select options and make recommendations on policies and sub-area plans on the basis of community input and technical feasibility, draft the Community Plan and convey it to Council for approval. Ongoing support will be provided by representatives from a number of City departments, including (but not limited to) Planning, Engineering, Park Board, Social Development, Cultural Affairs, Housing, Sustainability, Police, School Board and Library. In addition, support and partnerships with other government agencies, e.g. Vancouver Coastal Health, Translink, BC Hydro will be sought where appropriate.

**Non-profit Organizations, City Advisory Committees, Academic Community, Neighbourhood Houses and Community Centres, etc.:** A number of other groups and committees may also be involved. These might operate on a neighbourhood-specific basis, OR have a larger multi-neighbourhood or city-wide catchment area. The extent of their involvement will depend on the specific issues and initiatives proposed in the process. These could include: Advisory Bodies of Council, Health Authority and other health organizations, other non-profit service providers, faith groups, BIAs, and Community Police Offices residents from near-by communities, post-secondary students and topic-related experts from academic or other organizations. The role of these other groups will be advisory, providing another perspective or additional information.

**Developers:** Developers who are (or expect to become) active in the Local Area are encouraged to participate in the planning process and are afforded the same opportunities as other stakeholders to participate in workshops and provide input and ideas. Developers are further invited to learn from community members about issues affecting their area and development site, and to provide perspective to the community on the nature of land development and the issues and programming associated with their project(s). As with input from any stakeholders, input from developers into the Community Plan process will be vetted by the community as a whole.

**City Council:** City Council allocates resources to undertake this Program and has the final approval authority for the Community Plan. Elected officials, including the Mayor, Council members, Parks and School Board Commissioners will be invited to be "active observers" during community processes. Council also reviews and approves any action/implementation plans developed following the Community Plan.

Table 1: Community Plan - General Roles and Actors\*

Major Roles & Actors							
Roles	Actors						
	The Community	Advisory Group	Working Groups (area or project based)	Community Plan Staff Team	Other Interests - non-profits, City advisory bodies, academic, etc.	Developers	City Council
<b>ACTIVITY</b>							
Manage the process				√			
Advise on process		√					
Outreach	√	√	√	√			
Community development		√	√	√			
Facilitate Events				√			
Record/illustrate/document/distribute				√			
Provide local, city-wide and other info	√	√	√	√	√	√	
Advocate (special needs & special interests)	√		√	√	√	√	
Generate ideas/values/needs	√		√	√	√	√	
Develop and describe options	√		√	√		√	
Provide city-wide perspective on options				√	√		
Select preferred options	√			√			
Recommend plans and policies				√			
Approve plans and policies							√

NOTE: This table outlines general roles associated with each actor; however in practice overlap is likely. For example, members of The Community will participate on the Advisory Group, representatives from Other Interests might participate in a Working Group, and Developers, where involved in a current project, may participate in a Sub-area Working Group.

### 7.2.3 Additional Information on Roles

#### Notes on Roles

**Manage the process** - Organize the program, manage staff and budgets.

**Advise on process** - Ensure terms of reference, ground rules and community input are respected; and, advise on outreach, community engagement/development.

**Outreach** - Tailor engagement opportunities and communication approach to meet local needs.

**Community development** - Develop skills, abilities and competency of community members, organizations, and planners to address problems and opportunities. Ensure everyone interested can provide input and ideas in ways that are comfortable for them. (NOTE: "Develop skills" is not restricted to but does include civic participation training: i.e., workshops to educate people about municipal systems and to deepen individuals' understanding of how the community planning process works in Vancouver/Canada.)

**Facilitate events** - Ensure meetings and events are run effectively and open to all.

**Record/illustrate/document/distribute** - Transform rough material into shareable documents, displays and other media; and make materials widely available.

**Provide local, city-wide and other info** - Community plan staff will provide background information, ideas, and analysis on the community and on alternatives or ideas. They will also provide a city-wide context for plan options. The community and local service providers will provide local expertise and information.

**Advocate (special needs & special interests)** - Support a particular topic, interest, or solutions. Staff will advocate for special needs where there is Council policy to do so and no local individuals or groups identify these policies.

**Generate ideas/values/needs** - Produce the raw material on which various community-wide or sub-area policies may be developed and/or various opportunities for Action while Planning.

**Develop and describe options** - Based on community and stakeholder input, refine the various ideas/values/needs that were generated to clarify policy directions and create policy options that can be presented to the community-at-large for preference checking (or possibly included in the final Community Plan).

**Provide city-wide perspective on options** - Comment on how well different options respond to city-wide policies.

**Select preferred option/plan** - Choose preferred options, and/or identify components which require modification.

**Approve policies and plans** - Formally approve the Community Plan as a basis for City policies and future actions; and approve action plan(s) and allocation of City resources to implement the Plan.

## 8. OUTREACH, TRANSLATION, ENGAGEMENT

The Principles outlined in Section 2 identify the importance of outreach to and engagement of the broad community. The Community Planning process will strive to ensure that the public has the opportunity to be involved at many levels throughout the planning process. This will involve:

- Building community capacity to engage with the planning process in various ways (e.g., ensuring City communications utilize clear, accessible and jargon-free explanation of city-building topics, challenges and potential solutions), and including civic participation training to educate people about municipal systems and how the community planning process works in Vancouver.
- Providing key technical information and planning-related knowledge to the community members, and in a timely fashion so that they can engage meaningfully in the process.
- Strengthening opportunities for representative input by providing a safe and respectful engagement environment (and a variety of tools and methods) that will allow people to participate in a way that is comfortable; working to ensure that the loudest voices don't prevent other voices from participating and being heard and respected.
- Providing clarity about the scope of each engagement opportunity - what's being considered, the nature of the decision-making process, the duration of the engagement opportunity and how it fits into the overall Community Plan process.
- Using facilitation and group decision-making techniques if necessary at key stages to constructively address trade-offs and seek common ground.
- Dialogue and listening opportunities - for City staff and stakeholders to exchange information and ideas about matters of community concern.
- Open and transparent communication about City objectives and staff recommendations, especially when plan proposals have limited community support.
- Vigorous outreach to often under-represented sections of the community. Getting to people "where they are." This could include, but is not limited to:
  - Partnerships with the Vancouver School Board to increase youth involvement
  - ESL (English as a Second Language) groups
  - Isolated, introverted, "non-joiner" population
  - Renters
  - Homeless people
  - Households with children, single-parent families; women as well as men
  - LGTBQ2S population (lesbian, gay, transgendered, bi-, queer, two-spirited)
  - Urban Aboriginal communities (First Nations, Métis, Inuit)
  - Newcomers to the Local Area, whether immigrants to Canada or recent arrivals from another community
  - Students / youth
  - Seniors

- Persons with disabilities
  - Marginalized residents; individuals at-risk and/or with mental health issues
  - Individuals unfamiliar with municipal systems and planning processes.
- Ensuring that Advisory Groups include broad representation to reflect the diversity of the community and are brought together with other stakeholders such as landowners, business owners, developers, government agencies, non-profit organisations including health organizations, etc.
  - Introducing new tools and technologies to support broader participation (e.g., social media, web-based engagement).
  - Making traditional techniques like workshops and open houses as dynamic and compelling as possible (e.g., through use of video, GIS, visualisation, scenario modelling, etc.)
- Selective use of survey tools to gauge community support, noting the difficulty of capturing the complexities and trade-offs involved in plan-making, limited sample sizes, and the challenges experienced in some past processes such as ballot stuffing and “coaching.” Noting these issues, the intention is not to use surveys to directly determine plan content.
- A greater City presence in the Local Area (e.g., through collaboration with the local library or community centre, establishing a desk or regular attendance at the facility).
  - A variety of approaches and strategies will be used to provide opportunities for participation and input from speakers whose first language is not English. These may include: translation into multiple languages of overview or summary information; peer translation and facilitated group discussions in other languages; and use of more visual materials to assist those with language and literacy challenges.

## 9. DEFINING SUCCESS

An important feature of the Community Planning process in [LOCAL AREA] will be the way in which success is defined. There are a number of ways through which success can be understood - some of which reference the planning process, while others look to the longer term outcomes of the Plan. Combined, these include:

1. The Plan fulfils the core Principles outlined in the Terms of Reference (Section 2);
2. The Plan is achieved through broad collaboration between a wide range of stakeholders;
3. The Plan is achieved in the allocated timeframe and with the allocated resources;
4. The Plan is sufficiently robust to provide a clear sense of direction for the future of the Local Area;
5. The Plan is practical and can clearly be implemented.
6. There is general community buy-in to the Plan.
7. The Plan helps to make the community a better place to live, work and play.
8. The City and its partners (including Vancouver Coastal Health Authority, academic partners, etc.) commit to tracking the impact of the Plan.
9. Evaluation evidence, using the same indicators that described the Local Area in the launch phase and including population health indicators, shows positive change in the well-being of the Local Area.

## 10. GLOSSARY OF KEY TERMS

**BIA** - Business Improvement Association. BIAs are registered as non-profit organizations under the BC *Societies Act*.

**Community** - A collection of people, bound together by various customs or beliefs, activities, etc. Can refer to communities of geography (people living in a given area - e.g. the Marpole community), or communities of interest (wherein people are united by common interests, but who may otherwise be separated by considerable distance - e.g. the skateboarding community).

**Demography** - The study of human populations and their characteristics, chiefly through statistical means.

**Density** - The number of people living in a given area. Typically measured as a total number of individuals per square hectare or square kilometre.

**Local Area** - Term for the City of Vancouver's formally defined neighbourhoods. Local Areas were defined in the 1960s and based in part on historic (post-contact) communities and areas of development.

**Median** - A statistical "mid-point" or middle value in a list of numbers - wherein half the numbers are above and half below. As a statistical measure, the median is often used in reference to social indicators such as age and income.

**Neighbourhood** - A geographically-based community that is part of a larger area, district, city or region. Neighbourhoods can have both official and colloquial boundaries. In the city of Vancouver there are 22 officially designated "Local Areas" - the boundaries of which are often seen to designate "neighbourhoods." However in an informal sense, there are many other geographically-bounded parts of the city that are referred to as "neighbourhoods" but which may not bear any official designation as such. For example, the "Commercial Drive neighbourhood" refers loosely to an area near or adjacent to 'the 'Drive', though the specific boundaries are not precisely defined and may or may not match the 'official' Grandview-Woodland Local Area boundaries (which are bisected by Commercial Drive). Indeed, the "Commercial Drive" neighbourhood (colloquial) is more accurately seen as part of (or sub-area within) the Grandview-Woodland Local Area... which itself is often referred to as the Grandview-Woodland "neighbourhood."

**Health (population health, public health, urban health)** - Health is defined by the World Health Organization (WHO) as "a state of complete physical, mental, and social well-being and not merely the absence of disease or infirmity." According to the Province's Ministry of Health, *public health*, in particular, is characterized by two main features: (1) a focus on health promotion and disease prevention rather than treatment of diseases; and, (2) a focus on the health needs of *populations* instead of individuals. The concept of *urban health* builds on this by focusing on the health of urban populations, as well as the various determinants of health that affect populations living in urban settings. (Note that the City's *Urban Health Strategy* - currently in development - has been renamed the *Healthy City Strategy*).

**Housing, Continuum** - The Housing Continuum consists of the range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless through to affordable rental housing and homeownership (*Source: City of Vancouver. Housing & Homelessness Strategy*).

**Population Change** - The increase or decrease in the number of people living in a given area over a set period of time. Population change can be reflected as an absolute number or as a percentage change. In Vancouver, population change is usually measured with the assistance of the Canadian Census, which is administered every five years.

**Sub-Area** - A geographic component of the total local area characterized as being sufficiently distinct as to warrant specific policy treatment. Sub-areas may be identified based on a variety of factors - e.g. distinct geography, social or demographic features, prevailing land-use or zoning (single-family dwellings versus multi-family, etc.) or other aspects related to the character of the area.

## 11. REFERENCES

The following resources are available on-line and can provide additional information on previous and concurrent planning work relevant to this Terms of Reference. Links to these documents can also be found online at [www.vancouver.ca/nextplans](http://www.vancouver.ca/nextplans).

### I. Community Planning - General

City of Vancouver. *Vancouver's Next Community Plans. (Staff Report)*. July 2011.

<http://vancouver.ca/ctyclerk/cclerk/20110728/documents/penv1b-VancouverNextCommunityPlans.pdf>

City of Vancouver. *Next Community Plans, Various Background & Workshop Materials - Enhancing Community Plans*.

[www.vancouver.ca/nextplans](http://www.vancouver.ca/nextplans)

City of Vancouver, Planning Department. *Enhancing Community Plans - Ideas for Action - Synthesis Document*. June 2011.

[http://vancouver.ca/commsvcs/planning/cityplan/Visions/nextplan/July2011/NCP\\_Synthesis-2011-07-07.pdf](http://vancouver.ca/commsvcs/planning/cityplan/Visions/nextplan/July2011/NCP_Synthesis-2011-07-07.pdf)

H.B. Lanarc. *Enhancing Community Plans - Case Study and Focus Group Research*. May 2011.

<http://vancouver.ca/commsvcs/planning/cityplan/Visions/nextplan/July2011/NCP-CaseStudyFocusGroup-2011-07-07.pdf>

City of Vancouver, Planning Department. *Community Planning 101 Backgrounder*. May 2011.

<http://vancouver.ca/commsvcs/planning/cityplan/Visions/nextplan/pdf/may2011preliminary/backgrounder.pdf>

### II. Community Plans & Local Area Plans - Grandview-Woodland, Marpole, Mt. Pleasant & West End

City of Vancouver. *Mt. Pleasant Community Plan*. November 2010.

<http://vancouver.ca/commsvcs/planning/cpp/mountpleasant/pdf/MPcommunityplan.pdf>

City of Vancouver. *Mt. Pleasant Community Plan Process - Webpages*.

<http://vancouver.ca/commsvcs/planning/cpp/mountpleasant/index.htm>

City of Vancouver. *Grandview Woodland Area Policy Plan Part 1*. June 1979.

<http://vancouver.ca/commsvcs/guidelines/G011.pdf>

City of Vancouver. *Grandview Woodland Area Policy Plan Part 2*. September 1980.

<http://vancouver.ca/commsvcs/guidelines/G012.pdf>

City of Vancouver. *Grandview Woodland Area Policy Plan Part 3*. April 1983.

<http://vancouver.ca/commsvcs/guidelines/G013.pdf>

City of Vancouver Planning Department. *The Marpole Plan*. October 1979.

<http://vancouver.ca/commsvcs/guidelines/M014.pdf>

West End Mayor's Advisory Committee. *Community Priorities for the West End - Interim Report to Mayor Gregor Robertson*. July 20, 2011

<http://vancouver.ca/commsvcs/planning/westend/pdf/11jul20interimreport.pdf>

City of Vancouver. *West End Commercial Areas Policy Plan*. 1986.

<http://vancouver.ca/commsvcs/guidelines/W006.pdf>

City of Vancouver. *West End Residential Areas Policy Plan*. 1987 (not adopted by Council but provided the basis for the residential zoning in the West End)

<http://vancouver.ca/commsvcs/planning/rezoning/applications/1401comox/documents/weresplan.pdf>

### III. Selected City-wide Policy Documents

City of Vancouver. *Cultural Facilities Priorities Plan*. May 2008.

<http://vancouver.ca/commsvcs/cultural/policy/plan/pdf/CulturalFacilities.pdf>

City of Vancouver. *Greenest City 2020 Action Plan*. July 2011.

<http://vancouver.ca/ctyclerk/cclerk/20110712/documents/rr1.pdf>

City of Vancouver. *Vancouver's Housing and Homelessness Strategy 2012-2021: A home for everyone*. June 2011.

<http://vancouver.ca/commsvcs/housing/pdf/Vancouver%20Housing%20and%20Homelessness%20Strategy.pdf>

Vancouver Economic Commission. *The Vancouver Economic Action Strategy: An Economic Development Plan for the City*. September 2011.

[http://www.vancouvereconomic.com/userfiles/Oct4\\_VEC-EAS\\_Final\\_PDF.pdf](http://www.vancouvereconomic.com/userfiles/Oct4_VEC-EAS_Final_PDF.pdf)

City of Vancouver. *Transportation Plan*. (Webpages with links to current Transportation Plan and Downtown Transportation Plan as well as Transportation Plan Progress Reports).

<http://vancouver.ca/engsvcs/transport/plan/index.htm>

City of Vancouver. *Transportation 2040 Phase 1 Consultation Summary (Council Report)*. September 2011.

<http://vancouver.ca/ctyclerk/cclerk/20110920/documents/ttra1.pdf>

## APPENDIX A

### REZONING APPLICATIONS AND HERITAGE REVITALISATION AGREEMENTS DURING COMMUNITY PLAN PROGRAMS IN THE WEST END, MARPOLE & GRANDVIEW-WOODLAND

*Adopted by City Council on July 28, 2011*

#### Preamble

The table below sets out policies to govern consideration of rezoning enquiries and applications, and heritage revitalisation agreements, during the Community Plan programs for the West End, Marpole and Grandview-Woodland. The policies are based on the principle of not pre-empting or diverting the community planning program with rezonings or heritage revitalization agreements (HRA) which set new directions or preclude options in a Local Area. The policies will apply until such time as a Community Plan is approved by Council.

	<b>West End</b>	<b>Marpole</b>	<b>Grandview Woodlands</b>
<p>Policy 1: Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where an enquiry has been received, and the applicant has received a written response stating that a rezoning application would be considered, the application will be considered.</p>	✓	✓	✓
<p>Policy 2: Applications will not be considered where Council-approved plans or policies preclude them. If this conflicts with other Council policy (e.g., rental housing rate of change policy vs. heritage retention policy), then this will result in a report to Council for direction (also see Policies 7 and 8).</p>	✓  e.g., rental hsg rate of change;	✓  e.g., rental hsg rate of change; Metro Core; Industrial Lands	✓  e.g., rental hsg rate of change; Metro Core; Industrial Lands
<p>Policy 3: Applications will be considered for the retention, expansion, downsizing, or reuse of public or non-profit institutional, cultural, recreational, utility, or public authority uses.</p>	✓  e.g. St. Paul's Hospital	✓  e.g. Pearson Hospital	✓  e.g. Britannia Community centre
<p>Policy 4: Rezoning applications will 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). This would include public consultation and a public hearing.</p>	✓	✓	✓
<p>Policy 5: Rezoning applications will be considered for projects involving social and supportive housing (e.g., involving core-need and/or non-profit housing), or community care facilities or group residences.</p>	✓	✓	✓

<p>Policy 6:  Rezoning applications will be considered for proposals involving Neighbourhood Housing Demonstration Projects (i.e., seeking alternative types of housing in Vancouver's single-family neighbourhoods).</p>	<p>N/A</p>	<p>✓</p>	<p>✓</p>
<p>Policy 7:  Rezoning applications involving heritage retention and heritage revitalization agreements will be considered. If this conflicts with other Council policy (e.g., rental housing rate of change policy vs. heritage retention policy), then this will result in a report to Council for direction (also see Policies 2 and 9).</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>
<p>Policy 8:  Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered <u>under exceptional circumstances</u>, provided that they substantially advance objectives from city-wide policies and do not constitute a significant increase in the rate of development for the neighbourhood in question.</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>