



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 1, 2013
Contact: Brian Jackson
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VanRIMS No.: 08-2000-20
Meeting Date: November 20, 2013

TO: Standing Committee on City Finance and Services
FROM: General Manager of Planning and Development Services
SUBJECT: West End Community Plan

RECOMMENDATION

- A) THAT Council approve the *West End Community Plan* as contained in Appendix A.
- B) THAT Council direct staff to proceed with the implementation of the West End Community Plan, including:
- (i) a detailed commercial streets public realm plan, to guide improvements in support of the revitalization of West End commercial streets; and
 - (ii) a Laneways 2.0 infill toolkit, to provide additional design and development guidance to facilitate laneway rental housing.

- C) THAT Council approve the *West End Rezoning Policy*, as contained in Appendix C, to provide guidance for the intensification of the West End to meet the long term demand for job space, new housing opportunities, and the provision of public amenities; and

FURTHER THAT Council repeal all references to the West End in the Council-approved policy relating to *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland* (adopted July 28, 2011); and

FURTHER THAT Council direct staff to continue processing two active rezoning proposals at 1155 Thurlow Street and 1754 Pendrell Street, which meet the conditions set out in the *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland* (adopted July 28, 2011).

- D) THAT Council amend the *General Policy for Higher Buildings*, as contained in Appendix D, to allow for the consideration of additional building height on taller building sites

identified through the West End Community Plan, while respecting the protected public views in Council-approved *View Protection Guidelines*.

- E) THAT the General Manager of Planning and Development Services be instructed to make application to amend the Downtown District Official Development Plan, in Area E (Robson Village) delete residential as a permitted use and increase the permitted FSR for commercial from 1.0 to 3.0, generally in accordance with Appendix E;

AND FURTHER THAT the application and By-laws be referred to a Public Hearing.

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

- F) THAT the General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law, generally in accordance with Appendix F, as follows:
- i. to provide a definition for “social housing” and to define “secured market rental housing” in Section 2 and make consequential amendments in Sections 3, 9 and 10 reflecting the creation of two new districts – RM-5D and C-5A;
 - ii. to create a new district, RM-5D as part of the RM-5, RM-5A, 5M-5B and RM-5C Districts Schedules, which provides a density incentive for social housing, permits commercial uses up to an FSR of 0.65 and a total maximum FSR of up to 7.0 and a maximum height of 58 m;
 - iii. to create a new district, C-5A as part of the C-5 and C-6 Districts Schedules, which provides a density incentive for social housing and secured market rental housing up to a maximum FSR of up to 7.0 and a maximum height of 58 m;
 - iv. to provide a density incentive for social housing and secured market rental housing in C-6 up to a maximum density of up to 8.75 and a maximum permitted height of up to 91.4 m;
 - v. to encourage larger open balconies and decks for dwellings in C-5A and C-6;
 - vi. to increase the permitted commercial FSR to 2.2 in C-5, C-5A and C-6;
 - vii. to permit small hotels in C-5 and C-5A; and
 - viii. to delete residential as a permitted use in C-5;

AND FURTHER THAT the application and By-laws be referred to a Public Hearing.

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

- G) THAT the General Manager of Planning and Development Services be instructed to make application to amend the Rental Housing Stock Official Development Plan, generally in accordance with Appendix G;

AND FURTHER THAT the application and By-laws be referred to a Public Hearing.

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

- H) THAT subject to the enactment of the amendments to the Zoning and Development By-law, the Subdivision By-law be amended generally in accordance with Appendix H.
- I) THAT subject to the enactment of the amendments to the Zoning and Development By-law, the Parking By-law be amended generally in accordance with Appendix H.
- J) THAT subject to the enactment of the Zoning and Development By-law amendments regarding RM-5, RM-5A, RM-5B and RM-5C District Schedule, that Council amend the West End RM-5, RM-5A, RM-5B AND RM-5C Guidelines, as contained in Appendix I, to provide guidance for development in RM-5D areas.
- K) THAT subject to the enactment of the Zoning and Development By-law amendments regarding the RM-5, RM-5A, RM-5B and RM-5C Districts Schedule and the amendments creating the RM-5D District, that Council adopt additions to the West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines, as contained in Appendix J, to provide guidance for Laneways 2.0 infill housing.

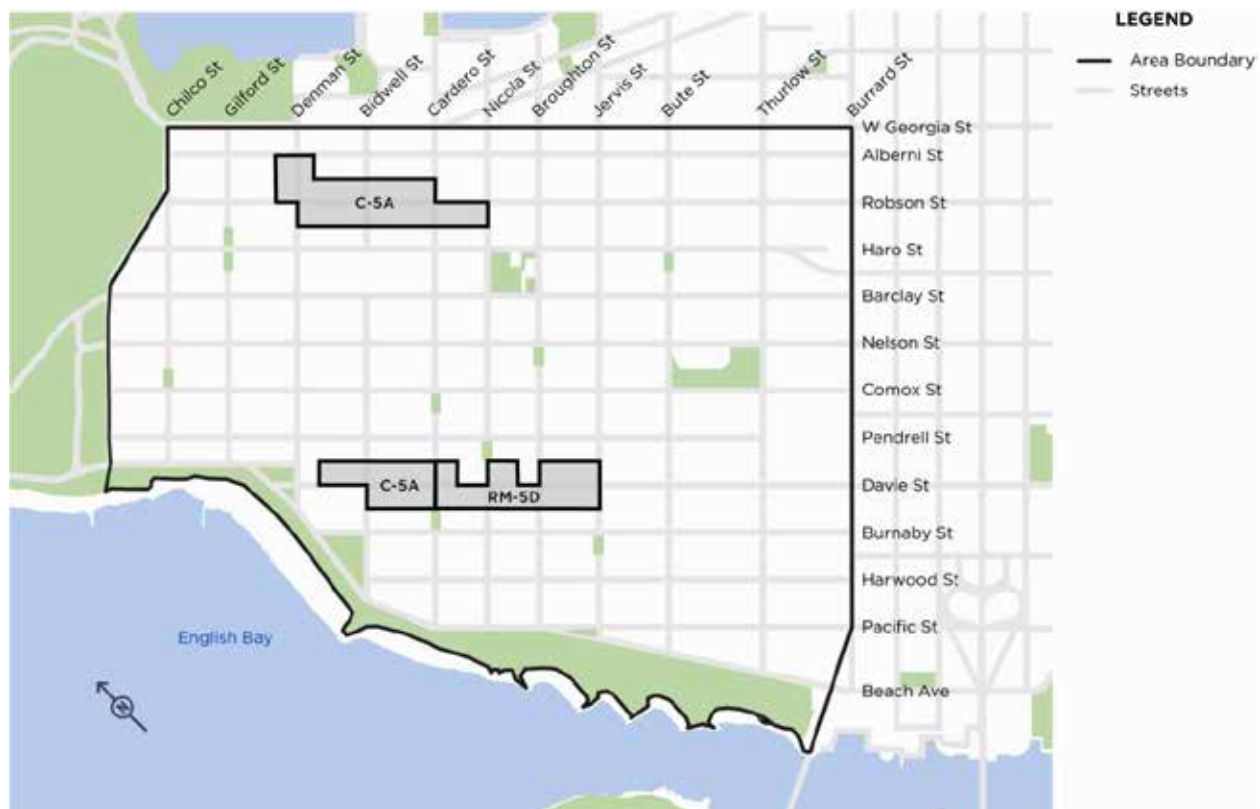


Figure 1: Proposed new zoning districts.

REPORT SUMMARY

This report provides an overview of the draft West End Community Plan and amendments to other City by-laws and guidelines to reflect the intent of the West End Community Plan.

The plan provides a clear but flexible framework to guide positive change, development and public benefits in the West End, considering long-range and shorter-term goals. It strategically aligns core community values, city objectives, and sound planning principles to provide clarity and certainty about where and how new growth will be managed using an approach that has been supported by the community.

The plan will provide a framework that maintains the West End's distinct character, deepens housing affordability, helps to revitalize local business areas, makes it easier to get around, protects important heritage assets, begins to better support local creativity and cultural expression, and puts in place a strategy for renewing and upgrading cherished community facilities.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- 2010: Council Requests Community Plans Review
- 2011: Housing and Homelessness Strategy
- 2011: Greenest City 2020 Action Plan
- 2011: Council Approves General ToR for Community Plan processes
- 2012: Council Approves West End ToR
- 2012: Mayor's Task Force on Housing Affordability: Bold Ideas Towards An Affordable City
- 2012: Transportation 2040 Plan
- 2013: Council directed staff to proceed with the completion of the West End Community Plan process, as per its regular timeline (September 27, 2013)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The West End Community Plan is the first of four new community plans to be considered by Council, followed by the Downtown Eastside, Marpole, and Grandview-Woodland. These new plans are being prepared using a new approach guided by four themes:

1. Addressing global, regional and city wide challenges
2. Shaping development and setting public amenity priorities
3. Enhancing and diversifying public involvement
4. Quicker, more flexible processes

The West End Community Plan process offered an exciting and innovative new approach to meaningful consultation. It provided over 7,300 people with a variety of opportunities and incentives to get involved, and offered new ways to share opinions.

This planning initiative advances Council's intent, established in the Terms of Reference, to establish a 30 year plan that provides clarity and certainty about where new growth will occur, what the growth will look like, and how it contributes back to the community.

The West End Community Plan seeks to improve livability and vibrancy. It strikes a balance between the need for affordable housing and opportunities for new jobs, while also respecting the distinct and diverse character. It establishes an incremental approach to growth recognizing the history and core values of West Enders.

The General Manager of Planning and Development Services RECOMMENDS approval of the foregoing.

REPORT

Background/Context

In July 2010, City Council created the West End Mayor's Advisory Committee (WEMAC) - a pilot project intended to function as an interim measure to a formal community planning process. The purpose of WEMAC was to identify and communicate community priorities to the City in its planning and policy development and for helping to communicate City policy initiatives that were of interest to residents in the West End. WEMAC was dissolved in mid-2011 when the City moved to initiate new Community Plan processes in the West End, Grandview-Woodland and Marpole.

On March 28, 2012, Council approved the Terms of Reference for the West End Community Plan. Planning work was initiated in April of that year and unfolded in four phases over a total of 20 months:

Phase 1 - Values (April to October 2012)

- Identification of community ideas, interests and opportunities for the plan, which formed the core community values (see below). The values also resulted in a clear character defined approach to the planning process recognizing three distinct areas (Villages, Neighbourhoods, and Corridors)

Phase 2 - Plan Directions (October 2012 to April 2013)

- Gathering input on the emerging plan directions.
- Refinement of plan directions.

Phase 3 - Drafting the Plan (April to October 2013)

- Further refinement of plan directions with additional community input.
- Creation of draft plan

Phase 4 - Plan to Council (October to November 2013)

- Present the draft plan for final public input and to Council for approval.

Public process related to the development of the community plan has involved more than 7,300 participant contacts. (Note: this number includes some double-counting as participants may have attended multiple events).

West End Planning Process



In creating the plan, staff utilized a number of traditional and innovative engagement techniques to facilitate public involvement over the 19 month planning process. These approaches have included:

- Open Houses - fourteen, including sharing information, emerging plan directions and most recently, the proposed draft plan.
- Fifty-nine 'community circles' - self-forming groups where friends, neighbours or colleagues went through questions in a discussion guide to help identify the current and future needs of the community. There were five topic areas for the discussion guides: housing, heritage, transportation, local business, and public spaces.
- An Ideas Fair for community circles to share the ideas they generated with the broader West End community using display boards and other materials.
- Attending community events - outreach and information sharing at events such as Car Free Day, Pride Festival, Strawberry Festival and West End Farmers Market.
- Workshops and "walkshops" covering a variety of plan themes (e.g. neighbourhood character, laneways, shopping streets, heritage, health, asset mapping, local food, etc.). Generally the sessions started with a walking tour led by City staff who provided an overview of the theme, asked questions to participants, and recorded the discussions along the way. At the end of each walk was a discussion/workshop to highlight and summarize the key ideas or principles that emerged.
- Meetings and events with seniors, youth, the LGBTQTS community, businesses and BIAs, and residents groups.
- "Evening on Davie" discussions and questionnaire in the Davie Village.



Community open house at Blue Horizon Hotel.



Laneway "walkshop".



Evening on Davie led by Joan-E.

- Local food workshop - partnering with a community group to host a local food workshop, which explored all aspects of food systems and the food cycle in the West End.
- Arts and Culture - partnering with community organizations and sponsors to host two Youth Art Jams, as well as an Arts Open House, to generate ideas for how arts and culture can be better supported and celebrated in the West End, and to engage with children and youth.
- Learning sessions - a series of small group sessions that provided an opportunity to learn about the draft plan, understand how it will help shape the future of the community, and ask questions. A computer 3-D model of the West End showing potential future development was available.
- Paper and on-line questionnaires to gather input into the planning process.
- Twitter account - provide information and updates throughout the planning process.
- Email list-serv - provide information and updates throughout the planning process.
- Three community-wide postcard mail outs at key moments in the process.



Youth Art Jam - visualizing "My West End is..." or "will be..." through art.

Staff partnered with VIVA Vancouver, interested residents, local businesses and stakeholders to undertake seven 'Action While Planning' initiatives as a way to build awareness about the planning process, and get people involved in community building, place-making, and thinking about what is possible.

These initiatives include:

Urban Pasture

A semi-permanent public seating structure ("parklet") was installed on the south side of 1000-block Robson Street, near Burrard Street, in July 2012. The "Urban Pasture" parklet includes built-in seating and landscaping, and occupies three on-street parking spaces. It provides a place for sitting and relaxing, as well as additional walking space in an area where the sidewalk is particularly narrow. Urban Pasture demonstrates the potential for expanding public space into the curb lane when full time on-street parking is permitted.



Pride Street Mural

Staff, in partnership with Qmunity and Vancouver Pride Society, hosted an "Express Your Pride" street mural painting session on Bute Street south of Davie during Pride weekend in August 2012. Passersby were invited to grab a brush or roller and paint something on the roadway to express their pride. Over the afternoon hundreds of people participated, and the area was filled with colourful artwork. Information about the community planning process was also available.



Cardero Street Mural

In partnership with the West End planning team and VIVA Vancouver, a local West End artist/resident brought together a group of interested volunteer artists and local residents to design and paint an on-street mural on Cardero Street, between Comox and Nelson Streets, in September 2012. The painting session was open to anyone who wanted to join in, and it was a great success. The program brought together a diversity of participants, and the colourful mural artwork was greatly appreciated by passersby.



Pedestrian Safety Improvements

Several intersections throughout the West End were identified as needing safety improvements through community consultation and reviews of ICBC collision data. In response, a new pedestrian activated traffic signal was installed in July 2013 at the intersection of Denman and Pendrell Streets. Construction of an additional pedestrian activated signal at the intersection of Robson and Bidwell Streets is currently underway, with completion expected by the end of 2013.



Davie Village Rainbow Crosswalks

In July 2013, to mark the 'Heart of Davie Village', permanent rainbow crosswalks were painted at the intersection of Davie and Bute Streets to celebrate the 35th anniversary of Pride and to mark the historical and cultural importance of the Davie Village. The eight colour rainbow scheme reflects the original Pride flag colours from 1978, symbolizing diversity and inclusivity, characteristics that help define the community.



Heart of Davie Village Plaza

Also in the 'Heart of Davie Village', a new public plaza was installed in July 2013 on Bute Street between Davie Street and the laneway south of Davie Street. The plaza includes colourful picnic tables, enhanced landscaping, and decorative lighting. It provides a space for recreation and play, gathering and socializing, and programming and events. It is intended to be a "canvas" for creative use by community groups and others.



Removal of Rush Hour Parking Regulations

After reviewing parking regulations and traffic volumes along Robson, Denman and Davie Streets, it was determined that peak hour traffic volumes had decreased significantly in some sections over the past 15+ years. This provided the opportunity to pilot the removal of the rush hour regulations and restore full-time parking. In August 2013 the rush hour regulations were removed from Robson, Davie and the west side of Denman. Maintaining full-time parking helps support local



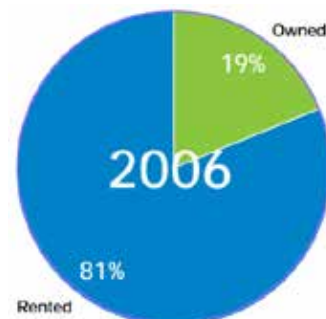
business, makes sidewalks more comfortable, and creates opportunities to re-purpose parking for public spaces such as parklets.

A complete list of engagement events and participant contact numbers is contained in Appendix B.

Strategic Analysis

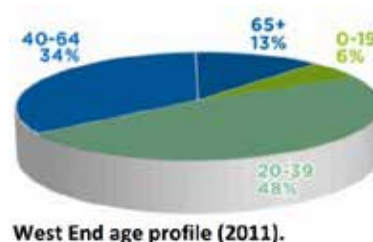
Community Context

The West End is a vibrant, diverse, walkable, and densely populated community surrounded by world-class parks and beaches, as well as Vancouver's downtown and Central Business District. The West End is a diverse community, and is home to 44,500 residents - people of all ages, incomes, ethnicities, and sexual orientations. A significant proportion (81%) of households rent their home, which contributes to the area being a highly mobile community. Nearly two thirds of residents (66.4%) moved since the last census (the figure is 50.2% citywide).



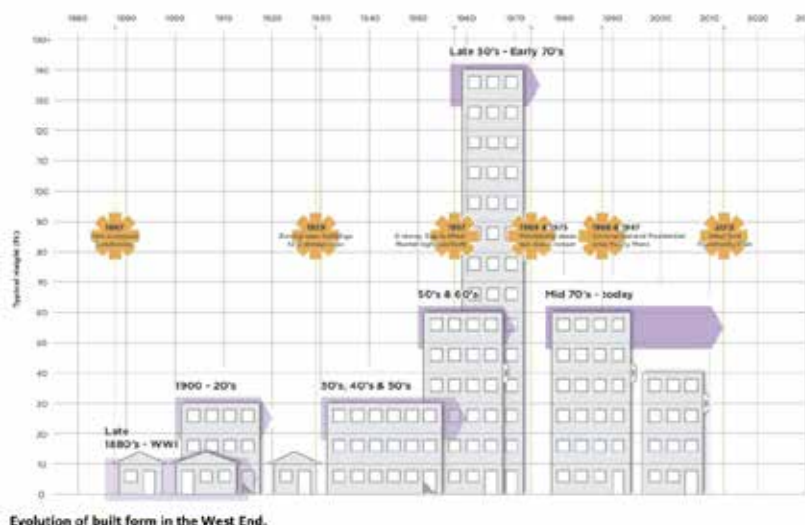
The West End is a generally modest income community. Median household income (\$38,581) is lower than in the city overall (\$47,299). The percentage of the population in low income households (32.8%) is higher than in the city overall (26.6%).

Average household size is lower in the West End (1.5 persons) than the city overall (2.2 persons). One person households comprise 59.1% of West End households, compared to 38.6% in the city overall. The West End also has a high proportion (48%) of people in the 20-39 age group - much higher than in the city overall (34%). In addition, the West End also contains one of the highest densities of children of any community in the city, with an average of 8.8 children per hectare (citywide, the figure is 6.4 children per hectare).



West End age profile (2011).

Diversity is a defining characteristic of the West End. The local area serves as the "landing pad" for many newcomers - receiving 14% of new Vancouverites in the 2001 to 2006 period. At the same time, the West End, particularly Davie Village, has long been recognized as home to Western Canada's largest Lesbian, Gay, Bisexual, Transsexual, and Questioning (LGBTQ) community. This makes for a unique community identity, vitality, and vibrant



social diversity.

The built form of the West End is similarly diverse. The community showcases a mixed scale of development resulting from several different phases of growth. Older Victorian character homes are complemented by a range of early 20th century low-rise apartments. The late 1950s brought zoning changes and technological advancements which allowed for cheaper and higher quality multi-storey construction. Between 1962 and 1975, more than 220 mid- and high-rises were built. Following this period of rapid change, the residential areas of the neighbourhood were down-zoned in 1969 (and again in 1973) to help address residents' concerns about changes in their community. A local area planning program in the 1980s led to new zoning for parts of the West End.

Community Values

Phase 1 of the consultation process identified six core West End community values which, along with the key concerns, helped inform the plan directions developed in later phases of work. These values are described as follows:

Diversity - The West End prides itself as a diverse community that includes people of all ages, incomes, ethnicities and sexual orientations, and that has an eclectic range of building ages, styles, tenures, heights and densities.

Villages - Three distinct local business areas (villages) provide shopping, services, amenities and a vibrant experience for locals and visitors alike. These should be strengthened and celebrated!

Green and Leafy - The mature green, leafy residential streets provide a quiet, relaxing experience where neighbours converse, gardens flourish, and people regularly stroll by.

Walkability - West Enders love to walk. The community has the highest percentage of people in the city who walk to work, and the vast majority of people walk to get around locally.

Culture - The West End enjoys a range of cultural places and spaces that add to the livability, character and identity of the community. They help meet creative, social and cultural needs and are valued as spaces that need to be maintained and upgraded as the community grows.

Public Facilities (Recreational & Community Facilities) - Public spaces and facilities are highly valued by West End residents. These important places are viewed as being critical to ensuring livability, especially when space is at a premium in a high density community. These spaces and facilities will have to be maintained and upgraded to meet community needs.

Key Community Concerns

Along with the core values noted above, planning work identified a number of key concerns in the West End. Many of these concerns can be clustered under the following themes:

Neighbourhood Character - Desire to see the vibrant, "leafy-green" character of the community preserved - and a fear that future growth and development might adversely affect this character. Related to this, are concerns that neighbourhood heritage - in the form of

older buildings, mature trees and streetscapes - will be affected as the neighbourhood changes. Many residents expressed worries that new development would lead to a "Yaletownization" of the West End, meaning the development of tower/podium buildings built to the property line and that are predominately wrapped with glass curtainwall.

Housing Affordability - Concern that the increasing costs associated with housing (whether rental housing or home ownership) are putting additional strain on many residents. There is a strong community desire to see a range of affordable housing types made available to the community (including housing for seniors, families with children, and young professionals). At the same time, there are concerns that future growth may trigger 'renovictions', or that the existing supply of rental accommodation will be lost in favour of more expensive home ownership options.

Local Business Viability - Three commercial villages were identified: Denman, Davie, and Robson. There is a strong desire to see the three commercial villages supported, and concerns that the local character of the community could be adversely affected by new development. Each of the village areas represents a different 'feel' - and there is a desire to see this maintained and supported.

Community facilities - Many of the community facilities in the West End are in need of improvements - both because they are aging, and because they have insufficient capacity to meet present and future demand. Community members expressed concern that growth and development in the West End would put additional strain on already 'stretched' community amenities.

A key strategy of the planning approach involved developing policy directions for the West End that built on neighbourhood context, strengthened community assets, and responded to issues and concerns that were identified during the process.

Summary of the Community Plan

The new structure of the West End Community Plan introduces a template that will also be used by other community plans in Marpole, Grandview-Woodland, and the Downtown Eastside.

In setting out a long-term plan for the West End, the new draft community plan utilizes seven overarching planning principles to respond to the neighbourhood context, values and considerations identified in the previous sections. These foundational principles embody the essence of key citywide policies, guidelines, and actions already approved by City Council.

Principle 1 - Achieve a green, environmentally sustainable urban pattern.

Principle 2 - Support a range of affordable housing options to meet the diverse needs of the community.

Principle 3 - Foster a robust, resilient economy.

Principle 4 - Enhance culture, heritage and creativity in the city.

Principle 5 - Provide and support a range of sustainable transportation options.

Principle 6 - Protect and enhance public open spaces, parks and green linkages.

Principle 7 - Foster resilient, sustainable, safe and healthy communities.

A growing population, aging community facilities, and an evolving economy pose both opportunities and challenges to the West End's success and its residents' quality of life. The

West End Community Plan sets the direction needed to meet these challenges and ensure the community continues to be a great place to live, work, learn and play for the next 30 years.

The plan focusses on the physical city, and the functionality of its infrastructure in our everyday lives: housing that is often too expensive, heritage buildings at risk, local businesses that are struggling, and aging public facilities. If these challenges are not addressed, they will undermine the overall quality of life in the community.

The West End is one community, but is made up of several distinct areas that help define its character.



Based on community input, and analysis of built form, history of change, and other key considerations, three general character areas emerged for the West End: Villages, Neighbourhoods, and Corridors. For the plan, they provide an overall framework for how the community can grow and change, while recognizing the diversity within each of these areas.

Within the general character areas are several sub-areas, each having a distinct identity, context and built form. The plan seeks to build on the existing character and context in each sub-area, strengthening and enhancing their identities, while advancing directions for the overall community.

Among the key policy areas in the new plan:

Housing - Staff heard that deepening affordability and meeting the needs of a growing community are a priority. The plan identifies new rental housing opportunities, including for families with children. The plan also identifies new opportunities for home ownership, primarily along West Georgia and Burrard Streets, and a goal of providing more than 1,500 new homes for people in need.

The anticipated need for housing is outlined in Table 3 below:

Table 3: Summary of Identified Housing Need

Renter households paying >50% of income towards housing	2,800
Need generated through population growth	350
Need based on street and shelter homeless	50
Total Need in West End	3,200 units

The plan reinforces the importance of the Rental Housing Stock Official Development Plan ("Rate of Change policy") as a tool that protects the rental housing stock from redevelopment within the older residential areas (RM zoned areas) of the community. However, due to risk of demolition and displacement, there is a need to clarify and strengthen rental replacement

policies, particularly in the West End, to ensure that the amount of redevelopment is managed in a way that minimizes potential displacement and ensures a net increase in the West End's rental housing stock.

Lower Davie was identified as a point of community contention. There were mixed perspectives with some local residents favouring little change to protect views of English Bay and the North Shore mountains from the top of the hill, while other residents, the business community, and housing advocates preferred new housing opportunities close to jobs, transit and services, while also deepening affordability of the area through the provision of social or rental housing. The plan identifies an approach that maintains the existing height limits, requires slim tower floor plates to maximize views and access to sunlight, and allows for bonus density to be achieved where new developments provide either 20% social housing or 100% market rental housing.

Overall, the West End Community Plan can deliver approximately 1,600 social housing units. 950 of them would be through bonusing along Lower Davie, Lower Robson, and the area between Thurlow and Burrard streets. 650 of the social housing units would be developed through City partnerships with non-profits as described by the Public Benefit Strategy.

Table 4: Breakdown of Anticipated Social Housing Units

Corridors – RM zones	800 units
Corridors – C zones	150 units
Infill on existing social housing sites	200 units
Site purchase and grants to non-profits	450 units
Total	1,600 units

With a total need of 3,200 units, and a plan to deliver approximately 1,600 units, a gap of 1,600 units remains. The City will continue to address the need in a variety of ways, including seeking partnerships with senior levels of governments, non-profits and others to develop social and supportive housing, and enhancing the use of rent supplement programs (such as SAFER and RAP) in the private rental market.

Local Business - Community input during the process indicated that there was a strong desire to renew and revitalize the West End's commercial shopping streets. Denman, Davie, Robson and Alberni streets will be improved with wider sidewalks, decorative lighting, better access to transit, and new public spaces for the community to enjoy. Additionally, new housing opportunities will be focused in areas close to local businesses to support business viability.

Transportation - The plan provides an emphasis on making it easier, safer and more enjoyable to get around the West End, particularly for pedestrians. Enhanced north-south and east-west connections will improve pedestrian and bicycle access within the West End and to the beach, parks or downtown.

Parking - There is a significant need to improve access to on-street visitor parking in the residential areas and for full time parking along the commercial streets. The plan identifies opportunities to improve access to on-street parking, with extended parking hours (no removal during rush hours) along major streets, particularly Robson, Denman and Davie Streets and by introducing parking meters in the residential areas to better manage visitor parking spaces.

Fieldwork also showed that while on-street residential permit parking spaces were heavily utilized, off-street residential building parking was underutilized, typically between 30-50% vacant. Staff will continue to explore options for better on-street parking management within the residential permit areas.

Heritage - The West End still has 124 character houses. Community members have noted that these help contribute to the area's distinct character. The plan seeks to protect these houses by allowing for new development to be built behind houses, along the lane, while protecting the house and character of the area.

The plan also identifies Cardero Street as having a particularly rich mix of architectural and historical significance that can be recognized and improved as a West End heritage walk.

Greenest City - The plan sets directions for environmental sustainability through building retrofits, promoting district energy opportunities, new community gardens, rain gardens, and other green initiatives. These strategies will allow overall energy use in the community to be maintained or decreased despite more people living and working here.

Arts and Culture - With the highest absolute number of people employed in the arts and cultural industries of any neighbourhood in Vancouver, the plan provides direction to improve access to appropriate spaces for cultural production.

Parks and Open Space - While the West End is well-served by parks and open space, there is a need to improve accessibility to parks and a need to accommodate recreation for seniors, youth and children, and dog facilities. There is also a need to renew the infrastructure in some cases. The plan identifies strategic improvements that better connect Stanley Park, English Bay Beach and Sunset Beach Parks. It also prioritizes improvements within parks for seniors, youth, and children.

The overall intent of the plan is to identify clear and predictable opportunities for growth and change to address long term demand for job space, new housing opportunities, and the provision of public amenities.

Public Benefits Strategy

A Public Benefits Strategy ("PBS") provides strategic direction for future investments in a community over the long term. It includes six key areas that support livable, healthy and sustainable communities: community facilities, parks and open spaces, affordable housing, public safety, transportation and utilities.

Each PBS takes into account the existing network of amenities and infrastructure within the community, as well as district-serving and city-serving amenities located beyond the community boundaries. It aims to optimize the network of amenities and infrastructure that supports service and program delivery at citywide, district and local levels.

There are four key steps in preparing a PBS:

- Assessing local needs within a citywide context, including:
 - Existing amenities and infrastructure to be renewed;
 - Current gaps, deficiencies or shortfalls; and
 - New demands anticipated from population and job growth;

- Developing a strategy (including outcomes and/or targets) for addressing the identified needs;
- Providing a rough order-of-magnitude cost to fulfill the strategy; and
- Outlining a financial strategy to support the outcome-based strategy.

The West End is home to about 45,000 residents today and anticipated to grow to 52,000 to 55,000 residents by 2041. It currently has many of the amenities and infrastructure available in communities across Vancouver, including a community centre, branch library, neighbourhood house, childcare centres, local parks, social housing, fire halls, and good pedestrian and cycling networks. In addition, the West End is home to some district-serving or city-serving amenities such as the Vancouver Aquatic Centre, the West End Ice Rink and the English Bay Beach/Sunset Beach Parks and seawall. Residents also have access to nearby amenities such as Stanley Park, Second Beach Outdoor Pool, the Coal Harbour seawall, the Central Library and cultural facilities located downtown.

A number of these amenities and infrastructure are new or have been renewed or upgraded in recent years, including the Comox-Helmcken Greenway - Section 1 (2013), a one kilometre section of the English Bay seawall (2011), YMCA on Burrard Street (2010) and Nelson Park (2007). Some nearby amenities are also new or have been renewed, including pedestrian and cycling paths in Stanley Park (2003-2011), the Hornby bikeway (2010), the Ceperley playground in Stanley Park (2007), and Coal Harbour Community Centre (2000).

The key elements of the PBS are to:

- Deliver additional affordable housing with a target of 1,600 new units of social and supportive housing over the next 30 years and support the creation of additional secured market rental housing;
- Provide additional childcare with a target of 245 new daycare spaces for children 0-4 years old and 120 new out-of-school care spaces for children 5-12 years old over the next 30 years;
- Renew aging existing community facilities including the community centre, aquatic centre, ice rink and library, and renew/expand social facilities including Ocommunity and Gordon Neighbourhood House;
- Improve English Bay/Sunset Beach Parks and the edge of Stanley Park to make these large green spaces more useable to West End residents; and
- Improve walking and cycling routes in the neighbourhood, guided by the City's Transportation 2040 Plan.

Achieving the above targets, especially for housing, childcare and other community facilities will require strategic and innovative partnerships and coordination with other governments, private developers, non-profit organizations and the community. Some elements in the PBS represent aspirational goals that are opportunistic in nature and require community-based and/or private fundraising to implement.

In September 2013 (RTS#10130), Council reaffirmed that heritage preservation is a citywide amenity that is enjoyed by all citizens, and often leads to cultural, social and economic

rejuvenation. As such, Council supported the use of community amenity contributions to reduce the balance of the Heritage Density Bank, and the expansion of eligible areas for receiving heritage density to include all CD-1 rezonings on a citywide basis. To achieve this vision, a modest heritage density absorption target, commensurate with the scale of anticipated development in the West End, is incorporated into the PBS to ensure a structured, long-term approach in supporting heritage conservation on both citywide and local levels.

As currently developed, the overall value of the PBS over 30 years would be between \$586 and \$630 million. Approximately 25% of the PBS involves the renewal of existing amenities and infrastructure and 75% of the PBS targets upgrading or new amenities. More detailed information is provided in the Financial Implications section below.

City staff will work with senior governments and community partners on a mid- to long-term strategy to rehabilitate and renew existing non-market housing stock citywide. Once this strategy is in place, the West End PBS will be updated to reflect the anticipated investments, timeline, partnership model and funding strategies accordingly.

The PBS is an aspirational plan that reflects the needs and desires of the community, and is intended to provide strategic direction to guide the City (including City Council, Park Board and Library Board) in making investment decisions on public amenities and infrastructure in the West End over the next 30 years. The City's fiscal capacity, emerging opportunities and evolving needs in this neighborhood and across the city will be determinates of the actual amenity package that will be delivered incrementally over the long-term horizon. As such, the PBS will be reviewed and refined periodically and integrated into the City's 10-year Capital Strategic Outlook, 3-year Capital Plan and annual Capital Budget for prioritization and funding consideration on a citywide level.

Summary of Rezoning Policy

In recent years, there has been growing concern about the need for clear guidance with respect to rezoning applications. The proposed *West End Rezoning Policy* (Appendix C) will provide clarity about where new rezoning applications can be considered by Council and under what circumstances, while ensuring consistency with the overall West End Plan. The policy will not only focus new growth in areas appropriate for growth, but will also ensure new growth contributes back to the community by helping to deepen affordability through the provision of social or rental housing, and by contributing to West End public benefits and amenities as defined through the community plan.

Summary of General Policy for Higher Buildings Amendments

The West End Community Plan identifies strategic opportunities for growth, primarily along the Georgia and Burrard 'Corridors'. Proposed building heights (generally above 400') identified by the plan will require an amendment to the *General Policy for Higher Buildings* (Appendix D). This will ensure new taller buildings identified by the West End Community Plan contribute towards architectural creativity and excellence while making a significant contribution to the beauty and visual power of the city's skyline and demonstrate leadership in sustainable design and energy consumption.

Taller buildings will not be allowed to enter into established view corridors except for the Queen Elizabeth Park view, which is an unique view that includes the downtown skyline and the North Shore mountains. This is consistent with the existing approach and intent of the policy.

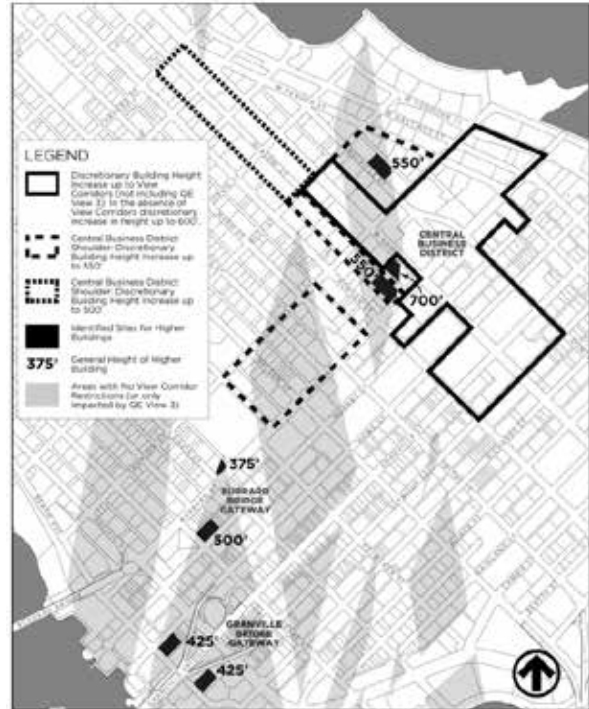


Figure 2: Amended Map for the General Policy for Higher Buildings.

Recommended amendments to the *General Policy for Higher Buildings* include adjustments to the boundaries where the policy applies (see Figure 2) to include new areas for taller buildings identified by the West End Community Plan. It also requires that the policy be amended as follows:

1. For all new buildings that enter into the Queen Elizabeth View Corridor that are less than 167.6 m (550'), all existing conditions of the 'general policy' be met with the exception of the requirements for an international review panel and public lectures by the international panel members. Instead, the review panel would be made up of local design experts.
2. For buildings that are more than 167.6 m (550') in height, and also for land mark buildings such as the Granville Bridge Gateway Buildings and the land mark building in axial alignment with the Burrard Bridge (see Figure 2), the enhanced review process will continue to be required. The enhanced process will include "two international design experts joining the panel in addition to the two local experts. There will be special public engagement, such as a public forum, or guest lecture, should be held featuring the guest panel members and experts to expand public discussion and education around architectural excellence and green design in Vancouver".

Under both streams, individual projects will be reviewed upon their own individual merit and will contribute to design excellence and environmental sustainability. Council can consider this advice as part of its review of a rezoning application.

Summary of Zoning and other By-law Amendments

In addition to the *West End Rezoning Policy*, the community plan policies will also be implemented through zoning and other by-law amendments (attached as Appendices E, F, G, H, I, and J). In summary these are:

Define “Social Housing”: It is proposed that a definition of social housing be added to the Zoning and Development By-law (see section on Housing Policy for rationale) to allow for density bonusing for social housing.

Securing Existing Rental Apartments and Increasing the Supply of Rental through Infill Housing in the Neighbourhoods

It is proposed that in the ‘Neighbourhoods’, low-rise laneway infill housing be permitted on sites already developed with rental housing to assist with retaining existing rental housing and adding to the rental stock where there is sufficient open space for an infill building.

Density Bonuses for Social Housing and Rental Housing (see Figure 1 in this report)

The proposed RM-5D zoning district on Davie Street between Cardero and Jervis Streets provides density incentives for social housing. Density incentives for social housing or rental housing are proposed for sites on commercial streets outside of the ‘villages.’

Proposed Height Increase for Social Housing and Rental Housing (see Figure 1 in this report)

It is proposed that the maximum permitted height for development on Robson Street between Cardero Street and Jervis Street be increased from 64 m to 91.4 m in cases where purpose built rental housing (all dwelling units in the building) or a minimum of 20% of the dwelling units is social housing.

Maintaining Existing Development Opportunities

The proposed zoning maintains existing development opportunities regarding density, height and permitted uses except for a number of exceptions highlighted below.

Deleting Residential as a permitted use in the ‘Villages’

While existing residential in the ‘villages’ will remain, it is proposed that residential be deleted as a permitted use in the ‘Villages’ to maintain these areas for commercial services, to minimize conflicts between late night businesses and residents, and to ensure the viability of the Davie Village as a centre of nightlife for the LBGTQ community. Small-scale boutique hotels will be added as a permitted use in the Denman and Davie Villages as well as other commercially zoned areas on Davie and Robson Streets and in Robson Village.

Maintaining the ‘Village’ character for the ‘Villages’

The proposed zoning will not permit height increases above 18.3 metres (60 feet) to maintain the existing scale of development. No high-rises have been built in the ‘Villages’ since the 1960s.

Encouraging larger outdoor decks and balconies to foster livability

The draft zoning encourages the provision of larger open decks and balconies adjacent to residences by doubling the area that can be excluded from the calculation of the permitted density.

Standardizing By-law Provisions

Working with Legal Services, staff identified areas where the by-law provisions needed to be reworded to reflect current provisions, e.g. the RM provisions respecting heritage and replacing the word 'floor space' with 'floor area.'

Active Rezoning Proposals

Two active rezoning proposals at 1155 Thurlow Street and 1754 Pendrell Street, which meet the conditions set out in the *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland* (adopted July 28, 2011) are currently being reviewed by Staff.

- The rezoning proposal for 1754 Pendrell Street was submitted in December, 2007. This proposal was submitted as an application prior to the launch of the West End Community Plan and is consistent with Policy 1 of the *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland* (adopted July 28, 2011) which states:

"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."

- The rezoning proposal for 1155 Thurlow Street was submitted in September, 2012. This proposal was submitted under Policy 5 of the *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland* (adopted July 28, 2011) which states:

"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."

Technical review and community consultation has been taking place separate to the West End Community Plan process through formal Rezoning Application processes. Staff are recommending that both proposals continue to be considered under the conditions set out in the *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland* (adopted July 28, 2011) and anticipate being able to present a recommendation for Council's consideration for each application separately in 2014.

Implementation

The draft West End Community Plan is designed to provide a clear but flexible framework to guide positive change, development and public benefits in the West End, considering long-range and shorter-term goals. As such, the goals and directions of a community plan will also be realized through a variety of implementation tools, including:

- *Zoning & Rezoning policy* - the policy directions outlined in the draft Plan will require:
 - Changes to the RM-5, RM-5A, and RM-5B District Schedules to allow for laneway infill;

- Changes to the C-5 and C-6 District Schedules to allow additional commercial density while removing residential as a permitted use;
- A new RM-5D District Schedule to provide a density incentive of up to 7 FSR for providing 20% of floor space as social housing;
- A new C-5A District Schedule to provide a density incentive of up to 7 FSR for providing 20% of floor space as social housing or 100% market rental housing;
- Changes to the C-6 District Schedule to provide a density incentive of up to 8.75 FSR and height consideration of up to 91.4 m (300 feet) where providing 20% of floor space as social housing or 100% market rental housing;
- A new *West End Rezoning Policy* to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and provision of public amenities. This policy requires that new development be focused in specific areas identified for change through the West End Community Plan and it stipulates the conditions by which new development may be considered to achieve public objectives.
- *Laneways 2.0 toolkit* - to assist in the development of laneway infill projects, supporting the goal of increased housing diversity and public realm improvements
- *Public Realm Plan* - to be developed in early 2014, pending approval of the draft community plan by City Council. This plan will identify public space improvements along the West End's four commercial streets including Davie, Denman, Robson, and Alberni streets.
- *Parking (On-street)* - to implement on-street parking policy directions, by-law amendments are required as well as Council approval of any rate or permit price changes.
- *Large site planning* - e.g. King George Secondary School/West End Community Centre site.

Next steps

Following Council approval of the West End Community Plan, associated zoning changes to the C-5, C-5A, C-6, and RM-5D District Schedules will be referred to a Public Hearing for consideration by City Council.

In 2014, Staff will immediately begin work on implementing the West End Community Plan recommendations, including:

- Working with West End residents, business owners/operators, BIAs, and other stakeholder to prepare a detailed Public Realm Plan that will focus strategic improvements to public spaces as described in the Plan, with initial emphasis on streetscape design along Davie, Denman, Robson, and Alberni streets.
- Preparing a Laneway 2.0 Toolkit that can help guide laneway infill projects providing an easy to read step-by-step process for rental building owners to follow. This toolkit will help provide clarity and certainty for interested rental building owners who may wish to add additional rental housing consistent with the Infill Rental Guidelines.

*Implications/Related Issues/Risk (if applicable)**Financial*

The PBS for the West End comprises projects that renew existing amenities and infrastructure as well as projects that address current gaps or demands anticipated from population and job growth. As currently developed, the overall value of the PBS is estimated to be in the range of \$586 to \$630 million over the next 30 years, as noted in Table 1 below.

Table 1: West End PBS - Overall Value and Proposed Funding Strategy

Category	Renewal of existing amenities & infrastructure	New/ upgraded amenities & infrastructure	TOTAL	City contribution (property taxes & utility fees)	Developer contribution (incl. CAC/DCL)	Partnership contribution (incl. other gov't & non-profits)
Recreation facilities	\$90-\$95 M	\$0	\$90-\$95 M	\$80-\$85 M	\$10 M	\$0
Libraries	\$5-\$6 M	\$6-\$8 M	\$11-\$14 M	\$5-\$6 M	\$6-\$8 M	\$0
Social facilities	tbd	\$18-\$20 M	\$18-\$20 M	\$1.5 M	\$11 M	\$5.5-\$7.5 M
Cultural facilities	tbd	tbd	tbd	tbd	tbd	tbd
Childcare 0-4 years old	tbd	\$23-\$27 M	\$23-\$27 M	\$4.5-\$5.5 M	\$14-\$16 M	\$4.5-\$5.5 M
Childcare 5-12 years old	tbd	\$2-\$3 M	\$2-\$3 M	\$0.5 M	\$1-\$2 M	\$0.5 M
COMMUNITY FACILITIES	\$95-\$101 M	\$49-\$58 M	\$144-\$159 M	\$92-\$99 M	\$42-\$47 M	\$10-\$13 M
PARKS & OPEN SPACES	\$5 M	\$11.5 M	\$16.5 M	\$5 M	\$11.5 M	\$0
HOUSING	tbd	\$335-\$350 M	\$335-\$350 M	\$2 M	\$210-\$220 M	\$123-\$128 M
PUBLIC SAFETY	\$20-\$25 M	\$0	\$20-\$25 M	\$20-\$25 M	\$0	\$0
TRANSPORTATION	tbd	\$35-\$40 M	\$35-\$40 M	\$24-\$27 M	\$11-\$12 M	\$0.5 M
UTILITIES	\$10 M	\$20 M	\$30 M	\$10 M	\$20 M	\$0
HERITAGE	\$5-\$10 M	n.a.	\$5-\$10 M	\$0	\$5-\$10 M	\$0
TOTAL	\$135-\$151 M	\$451-\$479 M	\$586-\$630 M	\$152-\$168 M	\$300-\$320 M	\$134-\$142 M
Percentage of total	~25%	~75%	100%	~25%	~50%	~25%

(Note: Totals may differ due to rounding.)

Renewal of existing amenities and infrastructure are typically funded from property taxes and utility fees ("City contribution").

Provision of new or upgraded amenities and infrastructure are typically funded from a combination of Community Amenity Contributions (CACs), City-wide Development Cost Levies (CW-DCLs) and direct contributions from developers toward amenities and infrastructure upgrades ("Developer contribution"), augmented by financial and/or in-kind contributions from other governments and non-profit partners ("Partnership contribution").

It is estimated that development in the West End will generate about \$200 million in CACs and City-wide DCLs. Approximately half of the \$200 million in cash CACs and City-Wide DCLs will be allocated to fund the eligible projects contemplated in the West End PBS. The residual amount, mostly City-wide DCLs, will be set aside to fund growth-related capital projects that are part of the city-wide amenity system used by residents in downtown or other parts of Vancouver. In addition, development in the area would contribute an additional value of \$210 to \$220 million in on-site amenities and infrastructure assets that developers would build and turn over to the City (mostly in the areas of housing achieved through inclusionary zoning/density bonusing, and underground utility infrastructure). Including the CACs and City-wide DCLs to be allocated in the West End PBS, the overall developer contributions will total approximately \$300 to \$320 million.

Renewal of existing community facilities: A review of the condition of all City-owned facilities is underway, with detailed information becoming available in 2014 and 2015 which will be incorporated into the West End PBS as appropriate.

Renewal of existing housing: The City will work with senior governments and community partners on a mid- to long-term strategy to rehabilitate and renew existing non-market housing stock citywide. Once the strategy is in place, the West End PBS will be updated to reflect the anticipated investments, timeline, partnership model and funding strategies accordingly.

Heritage conservation: A modest heritage density absorption target, commensurate with the scale of anticipated development in West End, is included to ensure a structured, long-term approach in supporting heritage conservation on both citywide and local levels.

The PBS is an aspirational plan that reflects the needs and desires of the community, and is intended to provide strategic direction to guide the City (including City Council, Park Board and Library Board) in making investment decisions on public amenities and infrastructure in the West End over the next 30 years. The City's fiscal capacity, emerging opportunities and evolving needs in this neighborhood and across the city will be determinates of the actual amenity package that will be delivered incrementally over the long-term horizon. As such, the PBS will be reviewed and refined periodically and integrated into the City's 10-year Capital Strategic Outlook, 3-year Capital Plan and annual Capital Budget for prioritization and funding consideration on a citywide level.

Certain areas like housing, childcare, social and recreational programs that build on innovative partnerships with senior levels of government, charities, and non-profit organizations will require strategic alignment and coordination with partner entities.

Capital investments, especially for new/upgraded amenities and infrastructure, often result in ongoing financial implications associated with programming and facility operation, maintenance and rehabilitation. The budget impact will likely be added incrementally over the 30-year period as projects get completed and will be considered as part of the long-term financial plan.

CONCLUSION

This report seeks Council approval of the West End Community Plan and the West End Rezoning Policy. It also seeks Council's direction to refer implementation tools to a Public

Hearing for consideration, including amendments to the Zoning and Development Bylaw, Downtown Official Development Plan, new Infill Guidelines, and additions to the West End RM-5, RM-5A, RM-5B AND RM-5C Guidelines.

Together with the Plan itself, as well as ongoing City programs and policies, the package is intended to help address issues and guide positive change in the West End over the next 30 years.

* * * * *

Appendix B: Complete List of Engagement Events and Participant Contact Numbers

Total Events: 107

Total Participant Contacts: 7,346

Event/Activity/Meeting	Participants	Date
Terms of Reference Workshop and NCN kick-off	33	Saturday, January 28, 2012
NCN overview	15	Tuesday, March 6, 2012
Jane's Walk - West End	40	Sunday, May 6, 2012
Discussion guide 'test' with NCN	12	Tuesday, May 8, 2012
"There's No Place Like Home" storytelling launch event	82	Thursday, May 10, 2012
Launch open house	64	Saturday, May 12, 2012
Launch open house	53	Tuesday, May 15, 2012
Launch open house	88	Thursday, May 17, 2012
Evening on Davie	20	Thursday, June 7, 2012
West End Car Free Day outreach tent	150	Sunday, June 17, 2012
Jane's Walk - recap and discussion	20	Tuesday, June 19, 2012
West End Ideas Fair at WESN Strawberry Festival	300	Saturday, June 23, 2012
Outreach tent at West End Farmers Market	100	Saturday, July 14, 2012
Neighbourhood Character Walking Tour	18	Wednesday, July 25, 2012
Cultural Asset Mapping	24	Friday, July 27, 2012
Neighbourhood Character Walking Tour	21	Saturday, July 28, 2012
"Express Your Pride" street mural painting	250	Saturday, August 4, 2012
Pride Festival outreach tent	500	Sunday, August 5, 2012
Cultural asset mapping at West End Gordon House seniors lunch	18	Thursday, August 16, 2012
Cultural asset mapping at West End Gordon House summer childrens camp	20	Friday, August 24, 2012
Phase 1 update presentation - "What We've Heard" (West End Seniors Planning Table)	20	Friday, August 31, 2012
Outreach tent at West End Fest	200	Saturday, September 8, 2012
Cardero Street Mural "Action While Planning"	250	Sunday, September 23, 2012
Preserving the West End's Heritage While Increasing Density panel discussion (with Heritage Vancouver)	30	Tuesday, October 23, 2012
Phase 2 Launch "What We Heard" open houses	66	Wednesday, October 24, 2012
Phase 2 Launch "What We Heard" open houses	86	Saturday, October 27, 2012
Phase 2 Launch "What We Heard" open houses	32	Tuesday, October 30, 2012
Villages Character Workshop	11	Wednesday, December 5, 2012
NCN Meet 'n' Greet - Phase 1 recap, what worked well/areas to improve	18	Tuesday, January 29, 2013
Housing Information Session	63	Tuesday, February 26, 2013

Commercial Street "walkshop"	15	Thursday, March 7, 2013
Commercial Street "walkshop"	22	Friday, March 8, 2013
Commercial Street "walkshop"	17	Friday, March 15, 2013
Commercial Street "walkshop"	22	Saturday, March 16, 2013
Laneways "walkshop"	19	Friday, March 22, 2013
Laneways "walkshop"	13	Saturday, March 23, 2013
West End Local Food Workshop (partner with West End Neighbourhood Food Network)	25	Tuesday, March 26, 2013
Emerging Directions Open House	97	Thursday, April 4, 2013
Emerging Directions Open House	136	Saturday, April 6, 2013
Emerging Directions Open House	87	Tuesday, April 9, 2013
Tourism Vancouver Showcase (with West End BIA)	100	Wednesday, April 24, 2013
Phase 2 update presentation - Emerging Directions (West End Seniors Planning Table)	40	Friday, April 26, 2013
West End Heritage Walking Tour (partner with Heritage Vancouver)	32	Saturday, May 25, 2013
West End Heritage Vision (NCN members) run by Heritage Consultant	15	Tuesday, June 4, 2013
Laneways "walkshop"	40	Wednesday, June 5, 2013
West End Youth Art Jam	40	Saturday June 8, 2013
West End Youth Art Jam (at Car Free Day)	50	Sunday, June 16, 2014
West End Car Free Day outreach tent	150	Sunday, June 16, 2013
Plan Directions Open House - Best Western	110	Wednesday, June 19, 2013
Plan Directions Open House - Strawberry Festival	300	Saturday, June 22, 2013
West End Arts Open House	60	Monday, June 24, 2013
Plan Directions Open House - Blue Horizon	73	Tuesday, June 25, 2013
Launch of "Heart of Davie" plaza and permanent rainbow crosswalks	25	Monday, July 29, 2013
West End Heritage Walking Tour (partner with Heritage Vancouver)	25	Wednesday, August 14, 2013
West End Neighbours-organized forum to discuss draft West End Plan	200	Wednesday, August 28, 2013
NCN update on process and next steps	17	Thursday, September 5, 2013
Draft West End Community Plan Learning Session	34	Friday, October 25, 2013
Draft West End Community Plan Learning Session	30	Friday, October 25, 2013
Draft West End Community Plan Learning Session	20	Saturday, October 26, 2013
Draft West End Community Plan Learning Session	12	Saturday, October 26, 2013
Draft West End Community Plan Learning Session	20	Tuesday, October 29, 2013
Draft West End Community Plan Learning Session	23	Tuesday, October 29, 2013
Stakeholder meetings, presentations and workshops	1,181	Various (45 total)
Total	5,654	

Questionnaire/Survey/Workbook	Participants	Date
Community Circles Workbooks (5 topics)	217	May/June 2012
West End Community Survey	504	June/July 2012
Phase 2 Launch Survey	211	October/November 2012
Housing Info Session Survey	38	February/March 2013
Emerging Directions Questionnaire	501	April/May 2013
Cardero Street Mural Questionnaire	35	May/June 2013
Plan Directions Questionnaire	150	June/July 2013
Laneways 2.0 Workbook/Questionnaire	36	June/July 2013
Total	1,692	



APPENDIX C: REZONING POLICY FOR THE WEST END

Adopted by City Council on <insert date>

1. Application and Intent

The intent of this rezoning policy is to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and provision of public amenities.

The rezoning policy requires that new development be focused in specific areas identified for change through the West End Community Plan and it stipulates the conditions by which new development may be considered to achieve public objectives.

Development proposals under this policy will adhere to policies and guidelines contained in the *West End Community Plan*, *West End RM-5*, *RM-5A*, *RM-5B* and *RM-5C Guidelines*, *DD (except Downtown South) C-5*, *C-6*, *HA-1* and *HA-2 Character Area Descriptions*, *General Policy for Higher Buildings*, and in other relevant Council-approved policies, guidelines and bylaws.

This rezoning policy applies across the West End Local Area bounded by English Bay, Stanley Park, Burrard Street and West Georgia Street, as outlined in Map 1 below:



Map 1: West End Rezoning Policy Areas

2. Definitions

For the purpose of this document:

“social housing” means social housing as defined in Vancouver Development Cost Levy By-law 9755 and in Area Specific Development Cost Levy By-law 9418, except that the words “, for the purpose of section 523D(10)(d) of the Vancouver Charter,” shall not form part of this definition.;

“Public Benefits Strategy” refers to Chapter 17, Public Benefits Strategy, of the West End Community Plan, which includes Social Housing and identifies other public benefits.

“Heritage building” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.

“Site” or “Development Site” means a contiguous, developable piece of land.

“Non-residential” means any land use permitted in the Downtown Official Development Plan (DODP) or RM-5, RM-5A, RM-5B, RM-5C, RM-5D, C5, C5-A and C6 District Schedules, except residential and parking.

“Floor plate” means the total floor area of a single level of a building, excluding podium levels (including elevator cores, storage, stairs, enclosed balconies, etc., but excluding open balconies).

“Market Residential” means residential housing that is in strata-titled ownership.

3. Rezoning for Residential Development

3.1 Rezoning for Market Residential Development

In Area ‘A’ of Map 1, rezoning applications will not be considered where the permitted density for market residential is increased from what is permitted in the zoning.

3.2 Rezoning for Non-market Residential Development

In Area ‘A’ of Map 1, excluding sites within the Central Business District (along West Georgia Street, east of Bute Street), rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing.

3.3 In Areas ‘B’, ‘C’, ‘D’, and ‘E’ of Map 1, rezoning applications will be considered for increasing the permitted density, from what current zoning permits, for market residential where:

- a) Sites have a minimum frontage of 39.6 m (130 feet); and
- b) In Areas ‘B’ and ‘C’ of Map 1, applications contribute community benefits as defined in the West End Community Plan Public Benefits Strategy, where applications meet the requirements of relevant Council-approved policies, guidelines, and by-laws, and respond to urban design considerations, including not exceeding a typical tower floor plate of:
 - (i) 696.8 m² (7,500 sq. ft.) in Area ‘B’,
 - (ii) 603.9 m² (6,500 sq. ft.) in Area ‘C’ for sites east of Cardero Street, and
 - (iii) 511.0 m² (5,500 sq. ft.) in Area ‘C’ for sites west of Cardero Street; and
- c) In Areas ‘D’ and ‘E’, applications include at least 25% of the total floor area as social housing, or replace existing market rental units one-for-one with social housing units, whichever results in the greater number of units, and where applications meet the requirements of relevant Council-approved policies, guidelines, and bylaws and respond to urban design considerations, including not exceeding a typical tower floor plate of:
 - (i) 696.8 m² (7,500 ft²) in Area ‘D’, and
 - (ii) 511.0 m² (5,500 ft²) in Area ‘E’; and
- d) The portion of any new residential building which exceeds 18.3 m (60 feet) in height should be spaced at least 24.3 m (80 feet) from any other residential building exceeding 18.3 m (60 feet) in height.

3.4 Heritage Building on the site of the Proposed Rezoning

Rezoning applications may be considered that include one or more heritage buildings, where there is a significant public interest in preservation of the heritage:

- a) Where an application includes protection (through heritage designation and/or a heritage revitalization agreement) and rehabilitation of a heritage building;

- b) Where the maximum density considered is the amount needed to cover the heritage rehabilitation costs and where the proposed form of development is deemed acceptable in urban design terms; and
- c) In all areas excluding Davie, Denman and Robson Villages (see Map 1).

4. Rezoning Policies regarding Minor Amendments, Large Sites, and Livability

4.1 Minor Amendments

Rezoning applications will be considered in all areas for minor amendments to the uses permitted in existing zoning by-laws, provided that the amendments do not related to height or density increases (for example: to permit a local cafe as part of a neighbourhood house, community centre, library, etc.).

4.2 Community Centre and School Site (Area 'F')

Rezoning applications in Area 'F' will be considered where providing public benefits as defined in the West End Community Plan Public Benefits Strategy and shall include all of the lands identified within Area 'F' as part of a comprehensive land use study.

4.3 Livability Impacts

Many areas within the West End are close to areas with a high concentration of late-night businesses such as bars, dance clubs and restaurants, with or without patios. Therefore, rezonings that permit residential that are adjacent to these areas should include measures to mitigate anticipated noise levels. Acoustic and thermal comfort studies will be required for developments adjacent to areas with late-night businesses to ensure noise impacts are mitigated. Residents should be notified of these noise impacts (e.g. Information in Disclosure Statements).

5. Neighbourhood Energy

5.1 Connectivity to a Neighbourhood Energy System

New developments in the West End shall be designed to include a hydronic heating system in order to easily connect to a neighbourhood energy system when one becomes available.

These developments will also require agreements to ensure that they connect to such a system when it is in place. Building design for connectivity and the connection agreement must be to the satisfaction of the City Engineer. For further information, please refer to the "District Energy Connectivity Standards - Information for Developers" available online at:

<http://former.vancouver.ca/commsvcs/BYLAWS/bulletin/D006.pdf>.

Other Council-approved policies relating to the City's sustainability goals shall also apply, including but not limited to, the "Green Buildings Policy for Rezonings" available online at:

http://vancouver.ca/files/cov/green_building_policy_for_rezoning.pdf.

Appendix D

GENERAL POLICY FOR HIGHER BUILDINGS

Note: Deleted text is '~~struck through~~' and new text is in **bold**.

Adopted by City Council on May 6, 1997

Amended February 1, 2011

Application and Intent

These guidelines are to be used in conjunction with all applicable Official Development Plans for buildings seeking approval for significant additional height above current zoning and policy, or for those entering into the Queen Elizabeth View Corridor. The intent of these guidelines is to mark the prominence of the Central Business District in our downtown skyline, while also providing opportunities for strategically placed height at two prominent bridge "gateways" to mark the entry into downtown from the Burrard and Granville Bridges.

General Policy for Higher Buildings

The following should be considered when reviewing proposals for Higher Buildings (i.e. those which significantly exceed current height limits and/or enter into the Queen Elizabeth View Corridor):

- Higher Buildings will only be permitted within the areas identified below in Figure 1;
- The tallest buildings (i.e. ~ 550-700') should be located within the Central Business District with the tallest buildings (i.e. ~ 700') located on one of Vancouver's three primary streets: West Georgia, Burrard and Granville;
- Secondary heights may be considered for buildings at the Granville and Burrard Bridgeheads with a single prominent tower (~ 500') in axial alignment with the Burrard Bridge, and two towers framing the Granville Bridge Gateway (~ 425');
- All other application for additional height at these two bridgehead locations should be analyzed to ensure that the experiential intent of these gateways is maintained;
- All Higher Buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline;
- Higher buildings should demonstrate leadership and advances in sustainable design and energy consumption and as a result must be subjected, not only to current review requirements, but also to review by a Council appointed panel including respected community leaders, notable local ~~and international~~ design experts, and leaders in sustainable design;
- All Higher Buildings must significantly demonstrate and advance the city's objective for carbon neutrality for new buildings with a stated objective to achieve a 40-50% reduction in energy consumption from 2010 levels;
- **An enhanced review for buildings with a proposed height of 550' or more as well as for the Granville Bridge Gateway buildings (~ 425') and the land mark building in axial alignment with the Burrard Bridge (~ 500') will include two international design experts joining the panel in addition to the two local experts. There will be special public engagement, such as a public forum, or guest lecture, should be held featuring the**

guest panel members and experts to expand public discussion and education around architectural excellence and green design in Vancouver.

In addition, all Higher Buildings should be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver and should include careful consideration of the following:

- The buildings should achieve community benefits (i.e. as a recipient site for density transfers; retention of important heritage components; provision of significant cultural or social facilities; or provision of low cost housing);
- The development should not involve the demolition of a Class 'A' heritage building;
- The building should include activities and uses of community significance such as public observation decks or other public amenity;
- The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space;
- The building should not contribute to adverse microclimate effects;
- Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings;
- Signage on the buildings should not be located at a height which exceeds the building's current height limit.

Figure 3: Areas and sites where Higher Buildings are permitted.

Appendix E

West End Community Plan – Downtown District Official Development Plan Text Amendments

(Note: Deleted provisions ~~struck out~~ and new inserted provisions are in **bold**)

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Section One – Land Use

1. In the areas denoted by the letters ‘A’, ‘B’, ‘C1’, **E** and ‘F’ on Map 1 the following uses may be permitted, subject to such conditions and regulations as may be prescribed by the Development Permit Board...
2. In the areas denoted by the letters ‘C2’, ‘C3’, ‘C4’, ~~‘E’~~, ‘G’, ‘H’, ‘J’ and ‘O’...

Section Three – Density

1. ...in the area denoted by the letter ‘E’, the maximum density for any non-residential use shall be floor space ratio 3.00; ~~however, an additional floor space ratio of 2.00 may be permitted for residential use;~~
13. The Development Permit Board may, for any development which includes **social housing or** low cost housing, except within the areas denoted by the letters ‘K1’, ‘K2’ and ‘K3’ on Map 1, permit an increase in floor ~~area space ratio~~, subject to ~~prior approval by City Council and~~ the securing of a Housing Agreement to ensure the inclusion of **social housing or** the low cost.
13. (a) the cost to the Developer of providing the **social or** low cost housing;

Appendix F

West End Community Plan – Zoning and Development By-law Amendments

(Note: Deleted provisions ~~struck out~~ and new inserted provisions are in **bold**)

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Section 2 Amendments

Rate of Change, for the purpose of section 3.3.6, and section 3.2.DW of each of the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, ~~and RM-5C~~ **and RM-5D**, RM-6, and FM-1 District or Districts Schedules, means the percentage net loss of rental housing units in a zoning district in the 365 days preceding the date on which a person submits a rezoning or development application, whichever first occurs, for a multiple dwelling consisting of six or more dwelling units, on real property in that zoning district, as determined by the Director of the Housing Centre or successor in function;

Rental Housing Unit, for the purpose of section 3.3.6 **of this by-law**, and **for the purposes of** section 3.2.DW of each of the RM-2, RM-3, RM-3A, **District Schedules**, ~~the~~ RM-4 and RM-4N **Districts Schedules**, RM-5, RM-5A, RM-5B, ~~and RM-5C and RM-5D Districts Schedule~~, **the RM-6 District Schedule**, and ~~the~~ RM-4 and RM-4N, ~~RM-5, RM-5A, RM-5B and RM-5C~~, RM-6, and FM-1 District ~~or Districts Schedules~~ means a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents, or has rented, for the purpose of living accommodation but does not include a unit rented by a not for profit housing cooperative to a member of the cooperative or a unit in a community care facility or group residence;

Secured Market Rental Housing means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of sixty years or the life of the building, or for such other term as agreed on by the city and the owner;

“social housing” means social housing as defined in Vancouver Development Cost Levy By-law 9755 and in Area Specific Development Cost Levy By-law 9418, except that the words “, for the purpose of section 523D(10)(d) of the Vancouver Charter,” shall not form part of this definition.;

Delete section 3.3.6 and replace with:

“3.3.6 Despite anything to the contrary in this by-law, the Director of Planning or the Development Permit Board must not issue a development permit for a multiple dwelling with six or more dwelling units in the RM-2, RM-3, or RM-3A districts, the RM-4 and RM-4N districts, the RM-5, RM-5A, RM-5B, RM-5C and RM-5D districts, or the RM-6 district, unless the development permit is subject to conditions requiring the provision of a housing agreement which complies with the requirements of the applicable districts schedule or district schedule.”

In Section 9.1

- under the heading Multiple Dwelling, after “RM-5C” and before “RM-5,” insert: **“RM-5D”**
- under the heading Commercial, after “C-5” and before “C-6,” insert: **“C-5A”**

In Section 10 delete 10.12.5 and replace with:

“10.12.5 Except as provided in sections 10.12.6 and 10.12.7 of this By-law, where development necessitates demolition of a building listed in the Heritage Register as an “A” Evaluation Group heritage building and located in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D districts or in the RM-6 district or DD district, a development permit shall not be issued for the new development unless the applicant has complied with the provisions of section 10.12.4, except that the Director of Planning may also require that the applicant submit a calculation of density bonus to the city, to the satisfaction of the Director of Planning, before a development permit may be issued.”



Figure 1: Illustration of Areas to be Rezoned from RM-5/RM-5A to RM-5D and from C-5 to C-5A,

RM-5, RM-5A, RM-5B, ~~and~~ RM-5C **and RM-5D** Districts

(Note: Deleted provisions ~~striked out~~ and new inserted provisions are in **bold**)

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Schedule

1 Intent

The intent of this Schedule is to permit a variety of residential developments and some compatible retail, office, service and institutional uses. Emphasis is placed on achieving development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy. The RM-5A, RM-5B and RM-5C Districts permit greater densities than RM-5. **The RM-5 District also encourages developments suited to families with children. The RM-5C District permits a greater range of uses. The RM-5D District supports the development of social housing.**

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in the RM-5, RM-5A, RM-5B, ~~and~~ RM-5C **and RM-5D** Districts and shall be issued a permit.

2.2 Uses

2.2.A ☐ Accessory Buildings customarily ancillary to any of the uses listed in this Section, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than the width of the required side yard from a flanking street;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 % of the rear yard to be provided, or 48 m², whichever is the lesser;
- (d) not more than 66⅔ % of the width of the rear yard of any lot is occupied by accessory buildings;
- (e) no accessory building is closer than 3.7 m to any residential building;
- (f) no accessory building obstructs the daylight access prescribed in this Schedule.

☐ Accessory Uses customarily ancillary to any of the uses listed in this section, except hotel.

2.2.C [Cultural and Recreational]

☐ Community Centre or Neighbourhood House.

☐ Library in conjunction with a Community Centre.

☐ Park or Playground.

2.2.DW [Dwelling]

☐ Dwelling Units in conjunction with a neighbourhood grocery store, subject to the provisions of section 11.16 of this By-law, or with a Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

☐ ~~Infill.~~

☐ Multiple Conversion Dwelling.

☐ ~~Multiple Dwelling consisting of five or fewer dwelling units.~~

☐ ~~One Family Dwelling.~~

☐ Rooming House.

☐ ~~Two-Family Dwelling.~~

2.2.I [Institutional]

☐ Child Day Care Facility.

☐ Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.R [Retail]

☐ Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of Section 11.16 of this By-law.

2.2.S [Service]

☐ Hotel existing as of September 26, 1989.

☐ Laundromat or Dry Cleaning Establishment existing as of September 26, 1989.

2.3 Conditions of Use

2.3.1 All ~~commercial~~ uses **other than dwelling uses** listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) display of flowers, plants, fruits and vegetables; and
- (c) child day care facility.

2.3.2 ☐ In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:

- (a) contain 2 or more bedrooms;
- (b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
- (c) be located within three storeys of grade.

2.3.3 ☐ In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

2.3.4 In the RM-5D District, the maximum allowable floor space ratio for all permitted uses, other than dwelling uses, 0.65.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Development Permit Board may approve for the RM-5, RM-5A, RM-5B, ~~and~~ RM-5C **and RM-5D** Districts any of the uses listed in section 3.2.1, including such conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2.1 Uses

3.2.1.A ☐ Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.

☐ Accessory Uses customarily ancillary to hotel or any of the uses listed in this section.

3.2.1.C [Cultural and Recreational]

☐ Museum or Archives. *compatibility with nearby sites, parking, proximity to major streets, size of facility*

3.2.1.DW [Dwelling]

☐ Dwelling Units, in conjunction with any of the other uses set out in this Schedule.

☐ Infill

☐ **Infill Multiple Dwelling, in accordance with section 5 of this Schedule.**

☐ **Multiple Dwelling, in accordance with section 5 of this Schedule.**

☐ **Multiple Dwelling, consisting of five or fewer dwelling units.**

☐ Multiple Dwelling **other than as provided for in Section 5** consisting of six or more dwelling units if:
(a) its development does not require the demolition or change of use or occupancy of one or more rental housing units;

~~(b) its development requires the demolition or change of use or occupancy of one or more rental housing units but does not exceed a rate of change of 0% within this District; or~~

(c) its development requires the demolition or change of use or occupancy of one or more rental housing units, ~~and exceeds the rate of change within the zoning district,~~ and the registered owner of the site enters into a housing agreement with the city, under section 565.2 of the Vancouver Charter, in which the registered owner agrees with the city to:

(i) include in the new development on the site that number of rental housing units which equals or exceeds the number of rental housing units requiring demolition or change of use or occupancy, and to give the city security for the continued operation of such replacement rental housing units including a section 219 covenant for registration against title to the site, which housing agreement and security must be on terms and conditions satisfactory to Council, or

(ii) provide rental housing units, or to contribute to the provision of rental housing units, in another manner or at another location, or to provide another form of affordable housing, and to give the city security for the continued operation of such replacement rental housing units or other form of affordable housing including a section 219 covenant for registration against title to the subject real property, which housing agreement and security must be on terms and conditions satisfactory to Council; and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit for a multiple dwelling, a person has demolished or in respect of which has changed the use or occupancy.

☐ **One-Family Dwelling.**

☐ One-Family Dwelling with Secondary Suite.

☐ Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

☐ **Two-Family Dwelling.**

3.2.1.I [Institutional]

☐ Ambulance Station. *compatibility with nearby sites, vehicular ingress and egress, proximity to major street*

☐ Church, subject to the provisions of section 11.7 of this By-law. *compatibility with nearby sites, parking, size of facility*

☐ Hospital, subject to the provisions of section 11.9 of this By-law. *compatibility with nearby sites, vehicular ingress and egress, category of facility*

☐ Public Authority Use essential in this District. *compatibility with nearby sites, proximity to major streets, vehicular ingress and egress*

☐ School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law. *compatibility with nearby sites, category of facility*

☐ Social Service Centre. *compatibility with nearby sites, category of facility*

☐ Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law. *compatibility with nearby sites*

☐ Group Residence, subject to the provisions of section 11.17 of this By-law. *Compatibility with nearby sites*

3.2.1.O [Office]

☐ General Office, in a building which ~~has been designated as a Municipal Heritage Site~~ **is protected by a Heritage Designation By-law.**

compatibility with nearby sites, parking, traffic, noise, hours of operation

☐ Health Care Office, in a building which ~~has been designated as a Municipal Heritage Site~~ is **protected by a Heritage Designation By-law.**

compatibility with nearby sites, parking, traffic, noise, hours of operation

☐ Health Enhancement Centre, in a building which ~~has been designated as a Municipal Heritage Site~~ is **protected by a Heritage Designation By-law.** *compatibility with nearby sites, parking, traffic, noise, hours of operation*

3.2.1.R [Retail]

☐ Retail Store, in a building which ~~has been designated as a Municipal Heritage Site~~ is **protected by a Heritage Designation By-law.**

compatibility with nearby sites, parking, traffic, noise, hours of operation

☐ Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*

● Public Bike Share.

3.2.1.S [Service]

☐ Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

compatibility with nearby sites

☐ Restaurant - Class 1, in a building which ~~has been designated as a Municipal Heritage Site~~ is **protected by a Heritage Designation By-law**

Site. compatibility with nearby sites, parking, traffic, noise, hours of operation

3.2.1.U [Utility and Communication]

☐ Public Utility. *compatibility with nearby sites, category of facility*

3.2.2 Uses

The uses listed in section 3.2.2 ~~shall~~ **may** be permitted in the RM-5C and RM-5D Districts.

3.2.2.C [Cultural and Recreational]

☐ Bowling Alley, **only in the RM-5C District.** *compatibility with nearby sites, parking, proximity to major streets, size of facility*

☐ Club, **only in the RM-5C District.** *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*

☐ Fitness Centre, **only in the RM-5C District.** *compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity, size of facility*

☐ Theatre, **only in the RM-5C District.** *compatibility with nearby sites, traffic, hours of operation*

3.2.2.O [Office]

☐ Financial Institution, **only in the RM-5C District.** *parking, size of facility*

☐ General Office. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

☐ Health Care Office. *compatibility with nearby sites, parking, traffic, noise, hours of operation*

☐ Health Enhancement Centre. *compatibility with nearby sites, parking, traffic, noise, hours of operation.*

3.2.2.R [Retail]

☐ Grocery or Drug Store, **only in the RM-5C District.** *parking, pedestrian amenity, size of facility*

☐ Retail Store. *compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*

☐ Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law, **only in the RM-5C District.**

3.2.2.S [Service]

☐ Animal Clinic, **only in the RM-5C District.** *compatibility with nearby sites, noise, hours of operation*

☐ Barber Shop or Beauty Salon. *compatibility with surrounding uses, hours of operation;*

parking

- ☐ Beauty and Wellness Centre, ~~but~~ **only in the RM-5C District.**
- ☐ Laundromat or Dry Cleaning Establishment, **only in the RM-5C District.** *compatibility with surrounding uses, hours of operation, noise, parking*
- ☐ Hotel, **only in the RM-5C District.** *traffic, compatibility with nearby sites*
- ☐ Photofinishing or Photography Studio. *parking*
- ☐ Print Shop, **only in the RM-5C District.** *compatibility with surrounding uses, hours of operation, parking*
- ☐ Restaurant - Class 1. *compatibility with nearby sites, parking, traffic, noise, hours of operation*
- ☐ School - Arts or Self Improvement, **only in the RM-5C District.** *parking, size of facility, noise, hours of operation*
- ☐ School – Business, **only in the RM-5C District.** *compatibility with nearby sites, category of facility, size of facility, hours of operation*
- ☐ School - Vocational or Trade, **only in the RM-5C District.** *parking, size of facility, noise, hours of operation*

3.3 Conditions of Use

3.3.1 All ~~commercial~~ uses **other than dwelling uses** listed ~~in this~~ Section 3 shall be carried on wholly within a completely enclosed building, except for the following:

- (a) parking and loading facilities;
- (b) the display of flowers, plants, fruits and vegetables;
- (c) restaurant;
- (d) farmers' market; and
- (e) public bike share.

3.3.2 ☐ In the RM-5 District, a minimum of 20 % of total dwelling units within any multiple dwelling, except in the case of buildings designed solely for use as senior citizens' housing under the provisions of the National Housing Act or other similar use, shall:

- (a) contain 2 or more bedrooms;
- (b) possess private open space directly accessible from the unit and which is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
- (c) be located within three storeys of grade.

3.3.3 ☐ In the RM-5 District, all multiple dwellings shall include an outdoor area with a minimum area of 37 m², in an appropriate location, that could be developed as a children's play area.

3.3.4 In the RM-5D District, the maximum allowable floor space ratio for all permitted uses, other than dwelling uses, 0.65.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations:

4.1 Site Area -- Not applicable.

4.2 Frontage -- Not applicable.

4.3 Height

4.3.1 The maximum height of a building shall not exceed 18.3 m, but no portion of the building shall extend above the envelope illustrated and described in Figure 1. Height shall be determined by a line parallel to a line joining the official established building grades at the property lines.

Angles shall be measured from vertical lines at the property line.

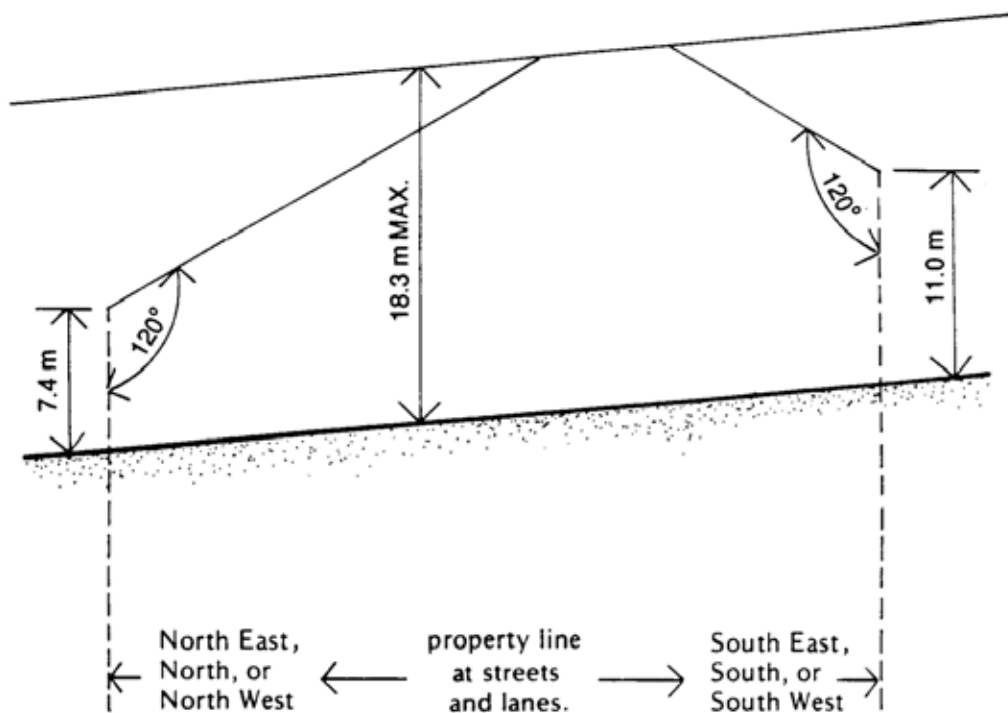


Figure 1: Building Envelope [no changes proposed to the current building envelope].

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 58.0 m provided that the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the effects on public and private views, sunshine, privacy and open spaces.

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 3.7 m shall be provided.

4.4.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the depth of the required front yard, provided that it first considers all applicable policies and guidelines adopted by Council.

4.4.3 The Director of Planning or the Development Permit Board, as the case may be, may permit, provided that it first considers all applicable policies and guidelines adopted by Council, the projection of porches, entrance lobbies, and supported canopies up to 1.8 m into the required front yard and the projection of porte cocheres up to the front property line, provided that none of the foregoing exceed a width of 6.1 m.

4.5 Side Yards

4.5.1 A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building.

4.5.2 In the case of a corner site, the exterior side yard shall not be regulated by section 4.5.1 above but shall be 20 % of the width of the site, except that it shall not be less than 3.0 m and need not be more than 6.0 m in width.

4.5.3 The Director of Planning or the Development Permit Board, as the case may be, may vary the side yard requirements, provided that it first considers all applicable policies and guidelines adopted by Council.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 2.1 m shall be provided.

4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may vary the rear yard requirement, provided that it first considers all applicable policies and guidelines adopted by Council.

4.7 Floor ~~Space Ratio~~ Area and Density

4.7.1 Floor space ratio shall not exceed 1.00 except that:

(a) the Director of Planning or the Development Permit Board may permit an increase in floor space ratio to 1.5 in the RM-5 district, 2.20 in the RM-5A, RM-5C and RM-5D districts, and 2.75 in the RM-5B district if the Director of Planning or the Development Permit Board first considers:

- (i) the intent of this schedule,**
- (ii) all applicable Council policies and guidelines,**
- (iii) the submission of any advisory group, property owner or tenant,**
- (iv) the height, bulk, location and overall design of the development, and**
- (v) the effect of the development on nearby sites, street and public open spaces; and**

(b) despite the provisions of subsection 4.7.1(a), the floor space ratio for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts which are 20.2 m or less in width shall not exceed:

- (i) 2.0 on corner sites with a minimum site area of 800 m² , and**
- (ii) 1.5 on all other sites.**

4.7.2 The following shall be included in the computation of floor area ~~space ratio~~:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor ~~area space ratio~~:

- (a) open residential balconies, sun decks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the total area of all exclusions does not exceed ~~eight~~ **twelve** % of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:

(i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or

(ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;

(d) amenity areas accessory to a residential use, including day care facilities, recreation facilities and meeting rooms provided that:

(i) in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and

(ii) the total area being excluded for amenity areas shall not exceed the lesser of 10 % of the permitted floor ~~area space~~ or 1 000 m², with an additional 10 % of the permitted floor ~~area space~~ or 500 m², whichever is lesser, for day care facilities where these are included;

(e) areas of undeveloped floors which are located

(i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or

(ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.

(f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;

(h) bicycle storage at or below base surface, provided that a secured and separate bicycle room shall be provided and equipped with bicycle racks adequate for the storage of a minimum of one bicycle for every four dwelling units;

(i) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law; and

(j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one % of permitted floor area.

~~4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:~~

~~(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:~~

~~(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight % of the residential floor area being provided; and~~

~~(ii) no more than fifty % of the excluded balcony floor area may be enclosed.~~

4.7.54 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may increase for any one building, which includes one or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

In determining the increase in floor area that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable policies and guidelines adopted by Council.

~~4.7.6 The Development Permit Board may, for any development which includes the restoration of an existing building which is listed on the Vancouver Heritage Register permit an increase in the floor space ratio, subject to prior approval by City Council and designation of the building as a Municipal Heritage Site.~~

~~In determining the increase in floor area that may be permitted, the Development Permit Board shall consider:~~

- ~~(a) the cost of the heritage-related restoration;~~
- ~~(b) the value of the increased floor area;~~
- ~~(c) the impact upon livability and environmental quality of the neighbourhood; and~~
- ~~(d) all applicable policies and guidelines adopted by Council.~~

4.7.5 The Director of Planning or the Development Permit Board may permit an increase in floor area for a development which includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council first approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board first considers:

- (a) all applicable Council policies and guidelines;**
- (b) the cost and extent of the heritage restoration;**
- (c) the value of the increased floor area; and**
- (d) the impact of the development upon neighbourhood livability and environmental quality.**

~~4.7.6 The Development Permit Board may permit an increase in above the floor space ratio of a maximum of 10% where the increase results from a transfer of heritage floor area space to a maximum of 10 % over the total permitted floor space ratio, except that this increase provision shall not apply to any development where there has been an increase in the floor area space has already been increased resulting from the restoration of a heritage building pursuant to section~~

~~4.7.65 For the purpose of this section, heritage floor space means floor space on a site where the site or a building or a structure is designated by the Heritage By-law and, according to the development limitation mechanism regulating land for that site, is available to be transferred to another site and is located within areas shown as transfer of density areas for heritage preservation illustrated in the Transfer of Density Policy and Procedure adopted by Council and in effect at the time of application for relaxation under this section.~~

For purposes of this section, “heritage floor area” means floor area which may be transferred to another site from a heritage site, in accordance with Council policies and guidelines.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 50 % of the site area.

4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sun decks.

4.8.3 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in site coverage, provided that it first considers all applicable policies and guidelines adopted by Council.

4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

4.9 (Reserved)

4.10 Horizontal Angle of Daylight

4.10.1 All habitable rooms in buildings containing 3 or more dwelling units shall have at least 1 window on an exterior wall which complies with the following:

(a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and

(b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

4.10.2 For the purpose of section 4.10.1 the following shall be considered as obstructions:

(a) the theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;

(b) part of the same building including permitted projections; and

(c) the maximum size building permitted under the appropriate C, CD-1 or DD district schedule if the site adjoins a C, CD-1 or DD site.

4.10.3 For the purposes of section 4.10.1, the following shall not be considered as habitable rooms:

(a) bathrooms; and

(b) kitchens, unless the floor area is greater than 10 % of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

4.10.4 The Director of Planning or the Development Permit Board, as the case may be, may decrease the horizontal angle of daylight requirement of section 4.10.1, provided that it first considers the livability of the dwelling units and all applicable policies and guidelines adopted by Council and providing that a minimum distance of 6.1 m of unobstructed view is maintained.

4.11 -

4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units Noise levels (Decibels)

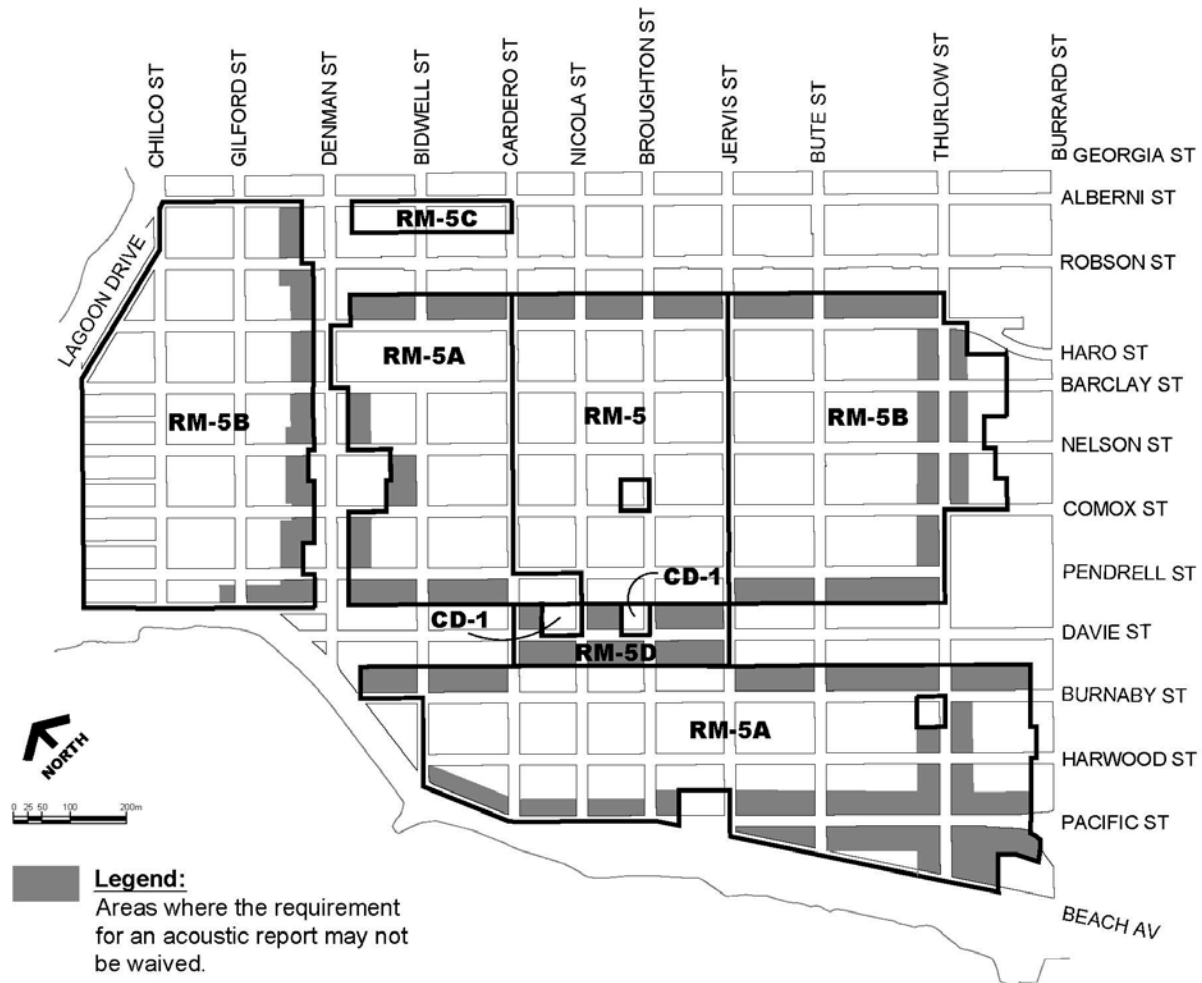
bedrooms 35

living, dining, recreation rooms 40

kitchen, bathrooms, hallways 45

4.15.2 The Director of Planning may waive the requirement for an acoustic report, except for those areas indicated on Map 1:

Map 1. Noise Mitigation



4.16 (Reserved)

4.17 External Design

4.17.1 All opening windows in residential units shall be located a minimum of 4.5 m from any lane measured in a straight line from the closest point of the window to the rear property line at grade.

4.17.2 A covered storage area shall be provided for garbage containers and shall be screened from view from adjacent sidewalks and dwelling units.

Section 5.0 Relaxation of Regulations

5.1 The Director of Planning or the Development Permit Board may relax the regulations in the RM-5D district regarding permitted floor space ratio for multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and
- (b) the floor space ratio does not exceed 7.0.

5.2 The Director of Planning or the Development Permit Board may relax the regulations in the RM-5D district regarding permitted height for multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5D district schedule, and all applicable Council policies and guidelines, and:

- (a) a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing; and**
- (b) the maximum height does not exceed 58 m.**

5.3 The Director of Planning or the Development Permit Board may relax the regulations in sections 4.4, 4.5, 4.6, 4.7, 4.8, 4.10, and 4.17 of the RM-5, RM-5A and RM-5B districts for infill multiple dwelling, if the Director of Planning or the Development Permit Board first considers the intent of the RM-5, RM-5A and RM-5B districts schedule, and all applicable Council policies and guidelines, except that:

- (a) the infill multiple dwelling must be used for secured market rental housing;**
- (b) in an infill multiple dwelling with four or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms;**
- (c) in an infill multiple dwelling with ten or more dwelling units, at least 50% of the dwelling units must contain two or more bedrooms and at least 10% of the dwelling units must contain three or more bedrooms; and**
- (d) existing buildings, landmarks or features on the site which are listed on the Vancouver Heritage Register or may have heritage value must be conserved, to the satisfaction of the Director of Planning.”**

C-5, ~~and C-5A~~ and C-6 Districts Schedule Districts Schedule (West End Commercial Districts)

(Note: Deleted provisions are ~~struck out~~ and new inserted provisions are in **bold**)

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1 Intent

The intent of this Schedule is to provide for retail and services uses and forms of development ~~which are compatible with the primarily residential character of the West End~~ **and to provide for ~~An~~ additional intent is to provide for dwelling units in C-5A and C-6** designed compatibly with commercial uses. **This schedule encourages external building design, the scale and function of which is oriented to pedestrians.** ~~Emphasis is placed on requiring the external design of buildings to be oriented to the pedestrian in terms of scale and functional considerations. The C-6 District differs from the C-5 District in that C-6 provides a transition between Downtown and the West End by permitting a greater density and scale and range of uses than C-5. The C-5 Districts provides opportunities for commercial uses and in particular in the Davie Village, an area for ‘night life.’ The C-5A District differs from the C-5 district because C-5A provides density bonuses for social housing and secured market rental housing. The C-6 District differs from the C-5 and C-5A Districts in that C-6 provides a transition between the Downtown and the West End by permitting a greater density and scale than the C-5 and C-5A Districts.~~

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted as specified in sections 2.2.1 and 2.2.2 and shall be issued a permit.

2.2 Uses

~~2.2.1 The uses listed in section 2.2.1 shall be permitted in the C-5 and C-6 Districts.~~ **The uses listed in section 2.2.1 shall be permitted in the C-5, C-5A and C-6 Districts.**

2.2.1.A ☐ Accessory uses customarily ancillary to any of the uses listed in this section provided that, unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 % of the gross floor area of the principal use.

2.2.1.C [Cultural and Recreational]

- ☐ Arts and Culture Indoor Event.
- ☐ Billiard Hall.
- ☐ Bowling Alley.
- ☐ Club.
- ☐ Community Centre or Neighbourhood House.
- ☐ Fitness Centre.
- ☐ Library.
- ☐ Museum or Archives.
- ☐ Rink.
- ☐ Swimming Pool.
- ☐ Theatre.

~~2.2.1.DW [Dwelling]~~

~~☐ Dwelling Units in conjunction with any of the uses listed in this section.~~

2.2.1.I [Institutional]

- ☐ Child Day Care Facility.
- ☐ School - Elementary or Secondary.
- ☐ School - University or College.
- ☐ Social Service Centre.

2.2.1.O [Office]

- ☐ Financial Institution.
- ☐ General Office.
- ☐ Health Care Office.

2.2.1.R [Retail]

- ☐ Furniture or Appliance Store.
- ☐ Grocery or Drug Store except for Small-scale Pharmacy.
- ☐ Retail Store.

2.2.1.S [Service]

- ☐ Animal Clinic.
- ☐ Barber Shop or Beauty Salon.
- ☐ Beauty and Wellness Centre.
- ☐ Catering Establishment.
- ☐ Laundromat or Dry Cleaning Establishment.
- ☐ Photofinishing or Photography Studio.
- ☐ Repair Shop - Class B.
- ☐ Restaurant - Class 1.
- ☐ School - Arts or Self-Improvement.
- ☐ School - Business.
- ☐ School - Vocational or Trade.

2.2.2 The use listed in section 2.2.2 shall be permitted in the C-6 District.

~~2.2.2.DW [Dwelling]~~

- ~~☐ Multiple Dwelling.~~

2.3 Conditions of Use

2.3.1 All commercial uses listed in section 2.2 of this Schedule and accessory uses thereto shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading activities;
- (b) restaurant;
- (c) display of flowers, plants, fruits and vegetables;
- (d) child day care facility.

2.3.2 **In C-5 and C-6** no portion of any floor of a dwelling unit, club, social service centre, or child day care facility except for entrances shall be permitted within 2.0 m of street grade along a fronting street or a flanking street if the adjoining site on the flanking street is in a C district.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2 as specified in sections 3.2.1 and 3.2.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the appropriateness of the use with respect to the items which are shown in italics following the use.

3.2 Uses

~~3.2.1 The uses listed in section 3.2.1 may be permitted in the C-5 and C-6 Districts.~~

The uses listed in section 3.2.1 may be permitted in the C-5, C-5A and C-6 Districts.

3.2.1.A ☐ Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.1.A of this Schedule.

3.2.1.C [Cultural and Recreational]

☐ Artist Studio, subject to the provisions of section 11.18 of this By-law.

3.2.1.D ☐ Deposition or extraction of material so as to alter the configuration of the land. impact on character of the area, pedestrian amenity.

~~3.2.1.DW [Dwelling]~~

~~☐ Dwelling Units in conjunction with any of the uses listed in this section. *compatibility with use*~~

~~☐ Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.~~

~~☐ Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.~~

3.2.1.I [Institutional]

☐ Ambulance Station. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*

☐ Detoxification Centre. *compatibility with surrounding uses, size*

☐ Public Authority Use. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*

~~☐ Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.~~

~~☐ Group Residence, subject to the provisions of section 11.17 of this By-law.~~

3.2.1.O [Office]

☐ Health Enhancement Centre.

3.2.1.P [Parking]

☐ Parking Area. *pedestrian amenity, compatibility with surrounding uses*

3.2.1.R [Retail]

☐ Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*

☐ Adult Retail Store.

☐ Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law. *compatibility with surrounding uses, pedestrian amenity, number existing, vehicular ingress and egress*

☐ Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law. *compatibility with surrounding uses, pedestrian amenity, number existing, vehicular ingress and egress*

☐ Liquor Store. *compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, vehicular ingress and egress*

☐ Pawnshop. *compatibility with surroundings uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*

● Public Bike Share.

☐ Secondhand Store. *compatibility with surrounding uses, pedestrian amenity, number existing, social and policing impacts, hours of operation, vehicular ingress and egress*

☐ Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.

3.2.1.S [Service]

☐ Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

☐ Cabaret. *parking, vehicular circulation, compatibility with surrounding uses and noise*

control

~~☐ Hotel existing as of September 30, 1986.~~

Hotel. design compatibility with any proximate residential area, size of liquor facilities, noise control, parking, loading, taxi and bus ingress and egress

☐ Neighbourhood Public House. *vehicular circulation, compatibility with surrounding uses*

☐ Print Shop.

☐ Restaurant - Class 2. *parking, vehicular circulation, compatibility with surrounding uses and noise control*

3.2.1.U [Utility and Communication]

☐ Public Utility. *compatibility with surrounding uses, pedestrian amenity, category of facility*

☐ Recycling Depot.

3.2.1.Z ☐ Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

~~3.2.2 The use listed in section 3.2.2 may be permitted in the C-6 District.~~

~~3.2.2.SV [Service]~~

~~☐ Hotel. *design compatibility with any proximate residential area, size of liquor facilities, noise control, parking, loading, taxi and bus ingress and egress*~~

3.2.2 The uses listed in section 3.2.2 shall be permitted in the C-5 District

3.2.2.DW[Dwelling]

Dwelling uses existing on or before “date of enactment of by-law.”

Seniors Supportive or Assisted Housing, existing on or before “date of enactment of by-law.”

3.2.2.I [Institutional]

Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law, existing on or before “date of enactment of by-law.”

Group Residence, subject to the provisions of section 11.17 of this By-law, existing on or before “date of enactment of by-law.”

3.2.3 The uses listed in section 3.2.3 may be permitted in the C-5A and C-6 Districts

3.2.3.DW [Dwelling]

Dwelling Units in conjunction with any of the uses listed in this section. *compatibility with use Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of this By-law.*

Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.3.I [Institutional]

Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.

Group Residence, subject to the provisions of section 11.17 of this By-law.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:

(a) parking and loading facilities;

- (b) full service gasoline station, except that section 11.10.2 of this By-law continues to apply;
- (c) neighbourhood public house;
- (d) restaurant;
- (e) farmers' market; and
- (f) public bike share.

3.3.2 In C-5 no portion of any floor of a dwelling unit or community care facility or group residence except for entrances shall be permitted within 2.0 m of street grade along the fronting street or a flanking street if the adjoining site on the flanking street is in a C district.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations:

4.1 Site Area -- Not Applicable.

4.2 Frontage

4.2.1 In C-5 and C-5A the maximum frontage for each individual occupancy located on a floor having an elevation within 2.0 m of street grade except a community centre, gasoline service station, parking area, and public school shall be 7.7 m. In C-6, this regulation is not applicable.

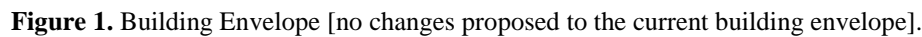
4.2.2 The Director of Planning or the Development Permit Board, as the case may be, may relax the maximum frontage regulation in section 4.2.1 in the case of a grocery or drug store existing as of May 18, 1993, and for other retail or service uses on the same site, provided that:

- (a) the Director of Planning or the Development Permit Board first considers the intent of this Schedule and is satisfied that the scale of development at the street property line will relate to pedestrians;
- (b) the site has a frontage exceeding 45.8 m as of May 18, 1993;
- (c) no more than a total of 50 % of the frontage of the site is occupied by grocery or drug store use and its departments except that this total amount shall be interspersed with other retail or service uses; and
- (d) windows at the street property line are clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk.

For the purpose of this section 4.2.2 any department of a grocery or drug store which has its own check-out facility and entrance/exit door to the street shall be deemed to be an individual occupancy.

4.3 Height

4.3.1 The maximum height of a building shall be 18.3 m, but no portion of the building shall extend above the envelope illustrated and described in Figure 1. Height shall be determined by a line parallel to a line joining the official established building grades at the property lines. Angles shall be measured from vertical lines at the property lines.



4.3.2 The Director of Planning or the Development Permit Board may permit an increase in the maximum height of a building, to a height not exceeding 64 m in the C-5A and C-6 districts and 18.3 m in the C-5 district, provided that the Director of Planning or the Development Permit Board first considers:

- 4.3.3 The Director of Planning or the Development Permit Board may permit a building in the C-5, C-5A and C-6 Districts to exceed the building envelope depicted in Figure 1 of section 4.3.1, provided that the Director of Planning or the Development Permit Board first considers:**

- (a) the impact on neighbourhood livability and environmental quality;**

- (b) the intent of this schedule and all applicable Council policies and guidelines;
- (c) the submission of any advisory group, property owner or tenant; and
- (d) the impact on views, shadowing, privacy, lower level treatment of buildings, and open space.

4.4 Front Yard

4.4.1 No front yard shall be permitted except where the Director of Planning is satisfied that shopping continuity and pedestrian amenity along any abutting sidewalk will be achieved.

4.5 Side Yards and Setbacks

4.5.1 No side yards shall be permitted except where:

- (a) any portion of a building contains residential uses, that portion may be set back from the side property lines to fulfill provisions of section 4.10; or
- (b) the Director of Planning is satisfied that shopping continuity and pedestrian amenity along any abutting sidewalk will be achieved.

4.6 Rear Yard and Setback

4.6.1 No rear yard shall be required except where any portion of a building contains dwelling uses, that portion shall be set back a minimum of 7.6 m from the rear property line across the full width of the building, except where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre of the lane.

4.6.2 The Director of Planning may decrease the rear yard setback for dwelling use, provided he is satisfied that residential livability is achieved for the development site and neighbouring existing or potential residential uses.

4.7 Floor Space Ratio

~~4.7.1.1 The floor space ratio shall not exceed:~~

~~(a) 2.20 in C-5 except that the floor space ratio for permitted commercial uses shall not exceed 1.20;~~

~~(b) 2.50 in C-6 except that the floor space ratio for permitted commercial uses, excluding hotels and office uses, shall not exceed 1.20;~~

~~(c) for a hotel existing on or before September 30, 1986 in C-5 and C-6, the floor space ratio shall not exceed the greater of that existing on September 30, 1986 or the limit set out in section 4.7.1.1(b);~~

4.7.1.1 The maximum floor space ratio shall not exceed 2.20 in the C-5 and C-5A Districts and 2.6 in the C-6 District except that for a hotel existing on or before “date of enactment of by-law” the floor space ratio shall not exceed the greater of that existing on September 30, 1986 or the limit set out in this section.

4.7.1.2 The Director of Planning may permit an increase in the maximum floor space ratio for a hotel existing on September 30, 1986 ~~provided that he is satisfied~~ **if in the opinion of the Director of Planning** the increase will ~~improve~~ **result in enhanced** pedestrian ~~amenities. amenity along the sidewalk.~~

4.7.2 The following shall be included in the computation of floor ~~area space ratio:~~ **area space ratio:**

(a) All floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the buildings.

4.7.3 The following shall be excluded in the computation of floor ~~area space ratio:~~ **area space ratio:**

(a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed ~~eight~~ **twelve** % of the residential floor area being provided;

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of

Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface provided that the off-street parking spaces do not have a length of more than 7.3 m ~~for the purpose of exclusion from floor space ratio computation;~~

(d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and

(e) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.

4.7.4 The ~~Director of Planning may permit the following to may~~ be excluded in the computation of floor area ~~(a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight % of the residential floor area being provided;~~

~~(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; space ratio: (a)~~

~~(ba)~~ interior public space, including atria and other similar spaces, provided that:

(i) the excluded area shall not exceed the lesser of 10 % of the permitted floor area or 600 m²;

(ii) the excluded area shall be secured by covenant and right-of-way in favour of the City which sets out public access and use; and

(iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

~~(eb)~~ amenity areas, including day care facilities and non-profit recreation facilities, to a maximum floor area of the lessor of 10 % of the permitted floor area or 1 000 m², provided, in the case of day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

4.7.5 The Development Permit Board may permit an increase in floor space ratio where the increase results from a transfer of heritage floor space to a maximum of 10 % over the total permitted floor space ratio, except that this increase shall not apply to a hotel where the floor space has already been increased pursuant to section 4.7.1.2.

For the purpose of this section, heritage floor space means floor space on a site where the site or a building or a structure is designated by the Heritage By-law and, according to the development limitation mechanism regulating land for that site, is available to be transferred to another site and is located within areas shown as transfer of density areas for heritage preservation illustrated in the Transfer of Density Policy and Procedure adopted by Council and in effect at the time of application for relaxation under this section.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

4.10.1 All habitable rooms in buildings used for residential purposes shall have at least 1 window on an exterior wall which complies with the following:

(a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and

(b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

4.10.2 For the purpose of section 4.10.1, the following shall be considered as obstructions:

(a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;

- (b) part of the same building including permitted projections;
- (c) the maximum size building permitted under the appropriate C district schedule if the site adjoins a C site

4.10.3 For the purposes of section 4.10.1, the following shall not be considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10 % of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

4.10.4 The Director of Planning may decrease the horizontal angle of daylight requirement of section 4.10.1, having regard to the livability of the resulting dwelling units and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

4.11 (Reserved)

4.12 (Reserved)

4.13 (Reserved)

4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units Noise levels (Decibels)

bedrooms 35

living, dining, recreation rooms 40

kitchen, bathrooms, hallways 45

4.16 (Reserved)

4.17 External Design

4.17.1 All developments shall provide along all abutting streets any one or a combination of display windows, individualized tenancy unit design, building articulation, pedestrian entrance definition via a recess or projecting canopy or any other architectural features which facilitate pedestrian interest to the satisfaction of the Director of Planning.

4.17.2 The first storey shall be built to the front and side property lines except as noted in sections 4.4.1 and 4.5.1 while the remaining storeys may terrace back from the property lines.

4.17.3 Direct pedestrian access at the fronting street at or near grade level to each individual commercial occupancy which abuts the fronting street of a development site shall be provided.

4.17.4 Continuous weather protection having a minimum depth of 1.5 m in the form of a retractable fabric awning, a canopy attached to the building face by bolts to facilitate easy removal, or other forms satisfactory to the Director of Planning and City Engineer shall be provided along the fronting street and flanking street where the adjoining site on the flanking street is in a C district.

4.17.5 That portion of building located at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be rounded with a minimum radius of 1.8 m, indented or truncated with minimum dimensions of 1.8 m by 1.8 m, or architecturally treated by other means to facilitate pedestrian amenity to the satisfaction of the Director of Planning.

4.17.6 Building corners at the intersection of a fronting and flanking street where the adjoining site on the flanking street is in a C district shall be accentuated by variances of height, cupolas, domes, or other architectural appurtenances, or any proposals varying from the above, satisfactory to the Director of Planning.

4.17.7 A minimum of one pedestrian entrance to commercial uses shall be provided from the flanking street where the adjoining site on the flanking street is in a C district.

4.17.8 All garbage container storage areas shall be screened from view from nearby sidewalks and dwelling units.

4.17.9 Mechanical equipment shall be enclosed and set back so as not to be visible from street level or architecturally treated by other means satisfactory to the Director of Planning. Exposed duct work is not permitted.

4.17.10 Dwelling uses shall provide:

- (a) pedestrian access separate from access to other uses;
- (b) a minimum of one bicycle rack per four dwelling units in an enclosed storage room.

5 Relaxation of Regulations

5.1 Where a need for any public, social or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any one building, which includes one or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates. In determining the amount of the increase in floor area that may be permitted, the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions; and
- (e) the opinion of City Council.

5.2 The Director of Planning or the Development Permit Board may relax the regulations in the C5-A and C-6 districts regarding permitted floor space ratio for dwelling units in conjunction with other permitted uses, if the Director of Planning or the Development Permit Board first considers the intent of this schedule, and all applicable Council policies and guidelines, and:

- (a) the floor space ratio does not exceed 7.0. in the C5-A district and 8.75 in the C-6 district;
- (b) the floor space ratio for non-residential uses in the C-5A district must be no less than 1.2; and
- (c) either a minimum of 20% of the floor area included in the calculation of floor space ratio must be used for social housing, or all dwelling units must be secured market rental housing.

5.3 The Director of Planning or the Development Permit Board may relax the regulations in the C-6 district regarding permitted height for dwelling units in conjunction with other permitted uses, if the Director of Planning or the Development Permit Board first considers the intent of the schedule, and all applicable Council policies and guidelines, and:

- (a) the maximum height does not exceed 91.4 m.; and
- (b) either a minimum of 20% of the floor area included in the calculation of floor space ratio is used for social housing, or all dwelling units must be secured market rental housing.

Appendix G

West End Community Plan - Rental Housing Stock Official Development Plan Amendments

(Note: Deleted provisions ~~struck out~~ and new inserted provisions are in **bold**)

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Amend the Definitions Section 1.1 as follows:

“zoning districts” mean the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B ~~and~~ RM-5C, **RM-5D**, RM-6, FM-1, and CD-1 zoning districts referred to in section 9.1 of the Zoning and Development By-law, the boundaries of which the Zoning District Plan, and amendments to it, attached as Schedule D to the Zoning and Development By-law, delineate.

Appendix H

Consequential Amendments of the Subdivision and Parking By-laws

Subdivision By-law

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- An amendment will be required to add minimum width and area standards for the RM-5D and C-5A Districts areas to Schedule A of the Subdivision By-law.

Parking By-law

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- The Parking By-law will be amended to add C-5A wherever C-5 appears in the by-law and RM-5D wherever RM-5 appears. The amendments to the Parking By-law, necessary to give effect to these changes will be brought forward at the time of enactment.

Appendix I

Proposed West End RM Guidelines Amendments

As a result of the new West End Community Plan directions, a series of amendments to the West End RM Guidelines are needed to ensure alignment with the new plan.

Amend **Section 4.3 Height** as follows:

Add the text as follows:

(a) In the RM-5, RM-5A, RM-5B and RM-5C areas, where a building exceeds 33.6 m in height, the building should be separated from all other buildings above 33.6 m within the same block face by a minimum distance of 121.9 m and from all other buildings above 33.6 m in height in adjacent block faces by a minimum distance of 24.0 m; or

(b) In the RM-5, RM-5A, RM-5B and RM-5C areas, where a building exceeds 18.3 m in height but does not exceed 33.6 m in height, it should be separated from all other buildings exceeding 18.3 m in height but not exceeding 33.6 m in height by a minimum distance of 24.0 m.

Add a new Section 4.3 c)

Within the RM-5D areas, where a building exceeds 18.3 m in height it should be separated from all other buildings exceeding 18.3 m in height by a minimum distance of 24.0 m.

Add a new Section 4.3 d)

Within the RM-5D areas, building heights greater than 18.3 m in height shall only be permitted where the minimum site frontage is at least 39.6 m.

Appendix J - West End RM Design Guidelines for Infill Housing

3.1.1 Objectives

The wider laneways that are typical of the West End present a unique opportunity to develop ground-oriented family housing that will increase the diversity and availability of rental homes in the community while still maintaining integral right of way and utility functions.

In line with the West End Community Plan, infill development will be encouraged on suitable sites to deliver residential buildings on the lanes. The process of infilling existing under-utilized frontages to the lane with additional buildings requires sensitive and creative design, with a focus not only on creating neighbourly relationships with adjacent development but also on the manner in which lanes are treated and their resultant public realm character. It is important that lanes are treated properly based on their intended role within the neighbourhood's public realm as smaller and more intimate in scale pedestrian routes with less traffic, while at the same time ensuring that they still support the necessary service functions.

These guidelines are intended to be used in conjunction with the West End Community Plan and the Laneways 2.0 Toolkit to ensure the delivery of livable and diverse infill typologies and to guide their role in the transformation of the West End's laneways into vibrant community spaces.



3.1.2 Development Scenarios

Where feasible and where lot dimensions allow, infill development fronting the laneway will be encouraged. Infill development will generally be smaller scale ground-oriented residential buildings in a form compatible with existing development on the site and reinforcing the intimate scale and character of the lane. The primary influence on the appropriate scale and form of infill development possible will be the physical dimensions of the lot and the nature of existing development. Four typical lot conditions exist within the West End. These typical conditions are identified here with appropriate infill development responses.

Lot Typology 01: 33 ft to 65 ft Lots

Many of the 33 ft wide lots in the West End are configured as single-family dwellings, with private rear yard provision and accessory building fronting the lane. Often, the rear portion of these lots is underutilized. These areas are envisaged as potential sites for modest infill development.

Infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey form will be encouraged where appropriate to provide additional sites for rental housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A minimum separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

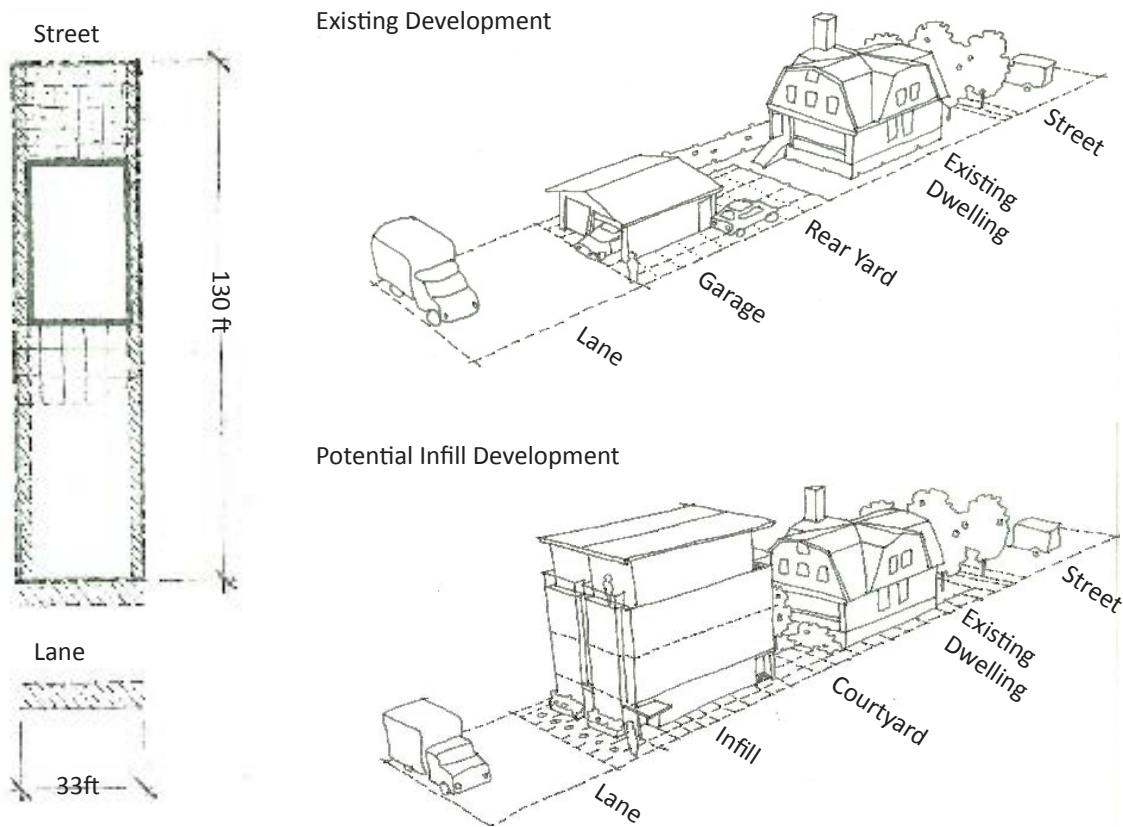


Figure 1: 33 ft Lot Typology Development Scenarios

Lot Typology 02: 66 ft to 98 ft Lots

Typically, 66 ft lots in the West End feature one of two types of existing development. The first type is a mid-rise concrete multi-family building of approximately 8 to 12 storeys. The second is a low-rise wood-frame multi-family walk-up of approximately 3 to 4 storeys. Often, the rear portion of midrise lots is an underutilized parkade which does not contribute to the potential liveliness of an activated urban lane. These underutilized parking structures can become potential sites for additional housing that will also help activate West End laneways.

Where existing development is of the typical 8 to 12 storey concrete multi-family type, infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey forms will be encouraged where appropriate on these under-utilized rear yard sites to provide additional sites for housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

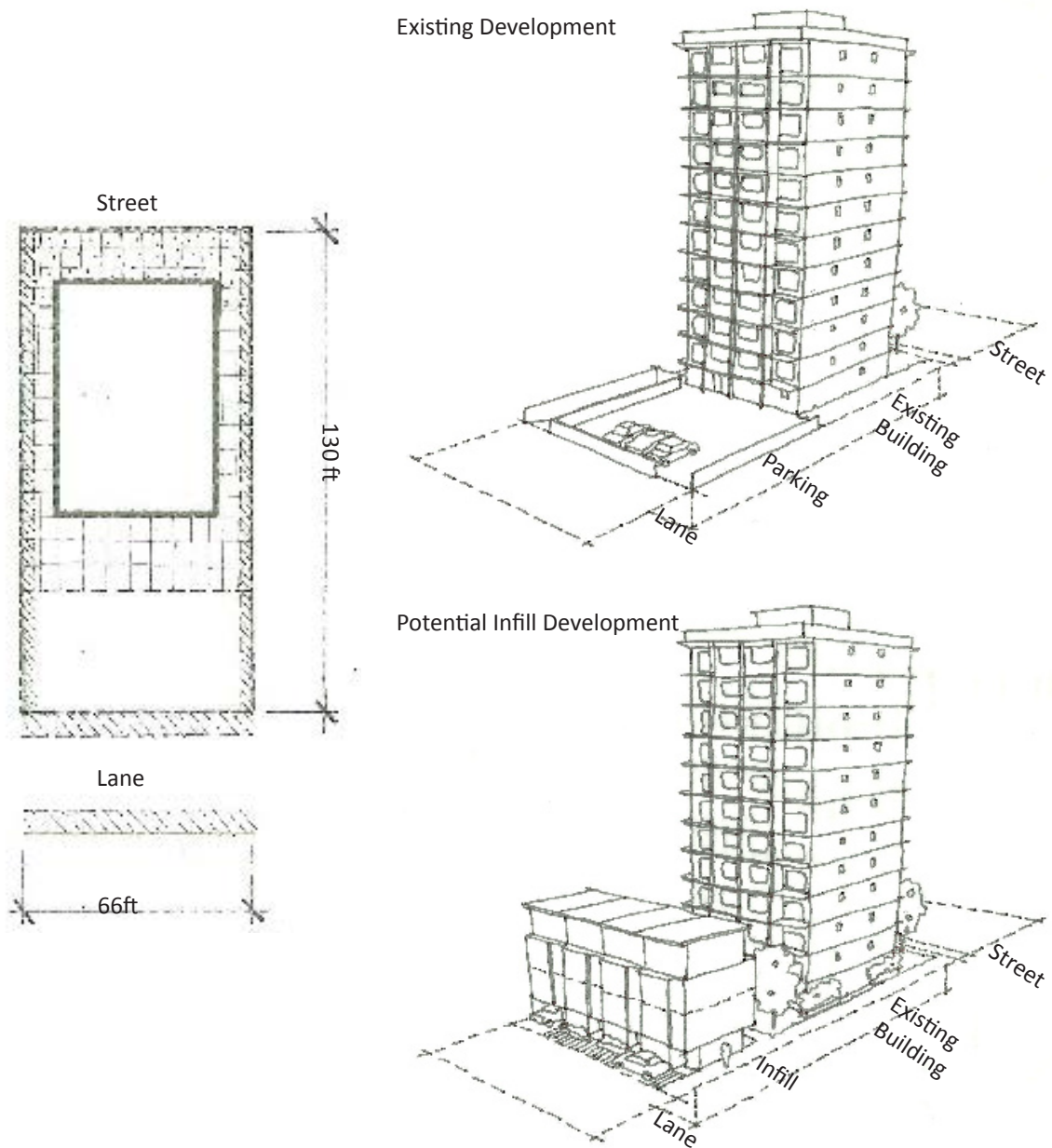


Figure 2: 66 ft Lot Typology Development Scenarios

Lot Typology 03: 99 ft to 199 ft Lots

Development lots in this range typically feature an existing concrete residential building from 10 to 20 storeys, with surface and underground parking facing the lane. These areas can be potential sites for additional housing that will also help activate West End laneways. It is anticipated that lots of this dimension will support a greater variety of infill development types. Generally, as the lot width increases a higher density of infill development will be supported. For sites with 165 ft or more laneway frontage, heights beyond the 3 to 4-storey townhouse form, up to 6-storeys, will be considered. On larger sites and where the development lot is located on a corner, a limited penetration of the infill form into side yard areas, subject to the urban design performance of the proposed form of development as well as addressing and access concerns, will be considered.

In all instances, new development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

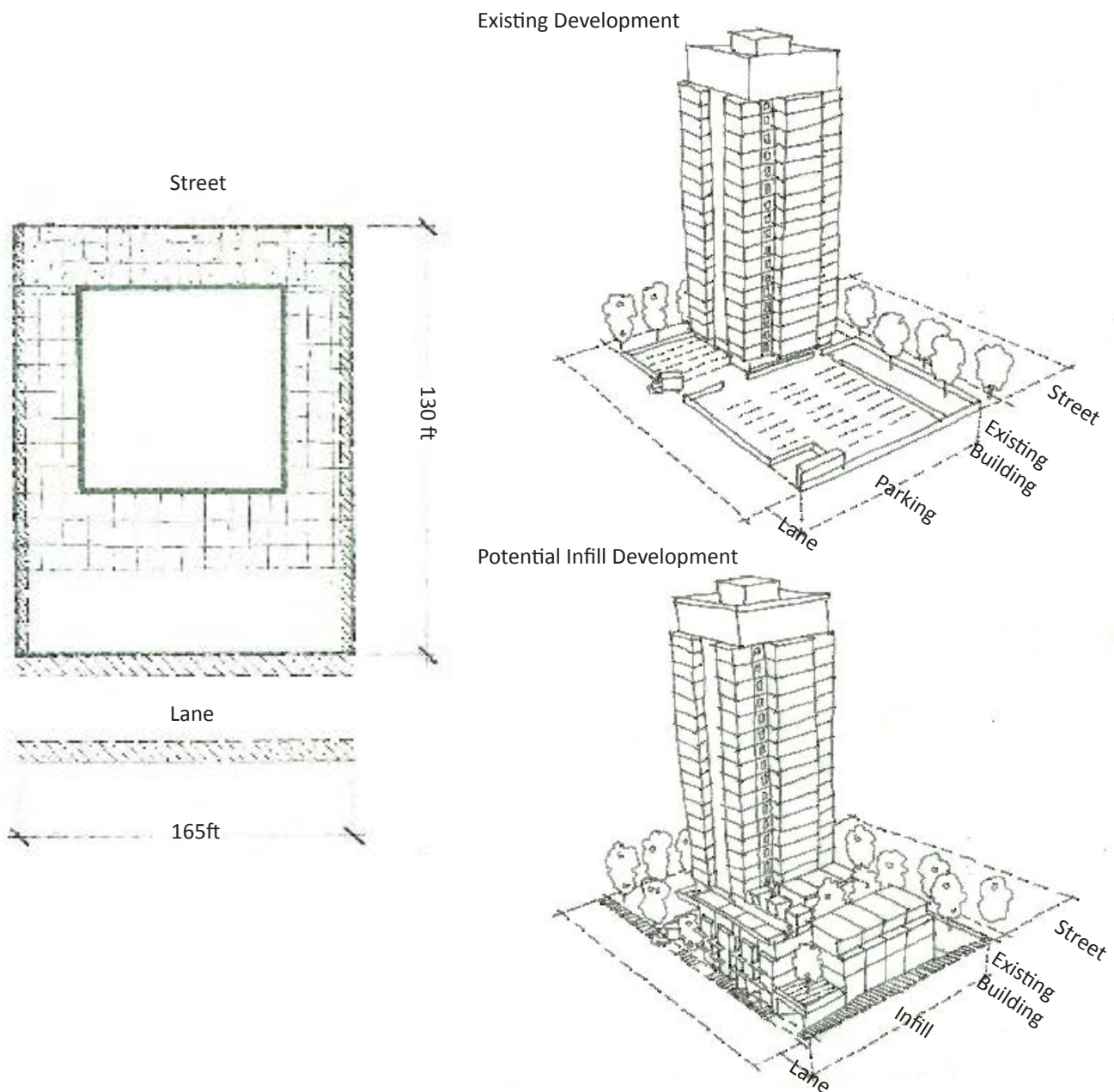


Figure 3: 99-199 ft Lot Typology Development Scenarios

Lot Typology 04: 200 ft + Lots

Typically, lots of 200 ft width or greater typically feature existing 20+ storey concrete buildings, with surface and underground parking facing the lane. These areas can be potential sites for additional housing that will also help activate West End laneways. These larger sites will support a greater variety and scale of infill development. Generally, as the lot width increases a higher density of infill development will be accommodated with the potential for more taller forms.

On these larger sites, and on some corner sites, the greater area available for infill development potentially allows for the development of lower scaled townhouses along suitable side yard areas with an aspect to the shared courtyard between the existing development and the larger infill development fronting the lane, subject to the urban design performance of the proposed form of development as well as addressing and access concerns. Proposals of this kind will be expected to provide front-yard setbacks, typically in the order of 25ft, as described in Section 3.1.6 below.

In all instances, new development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

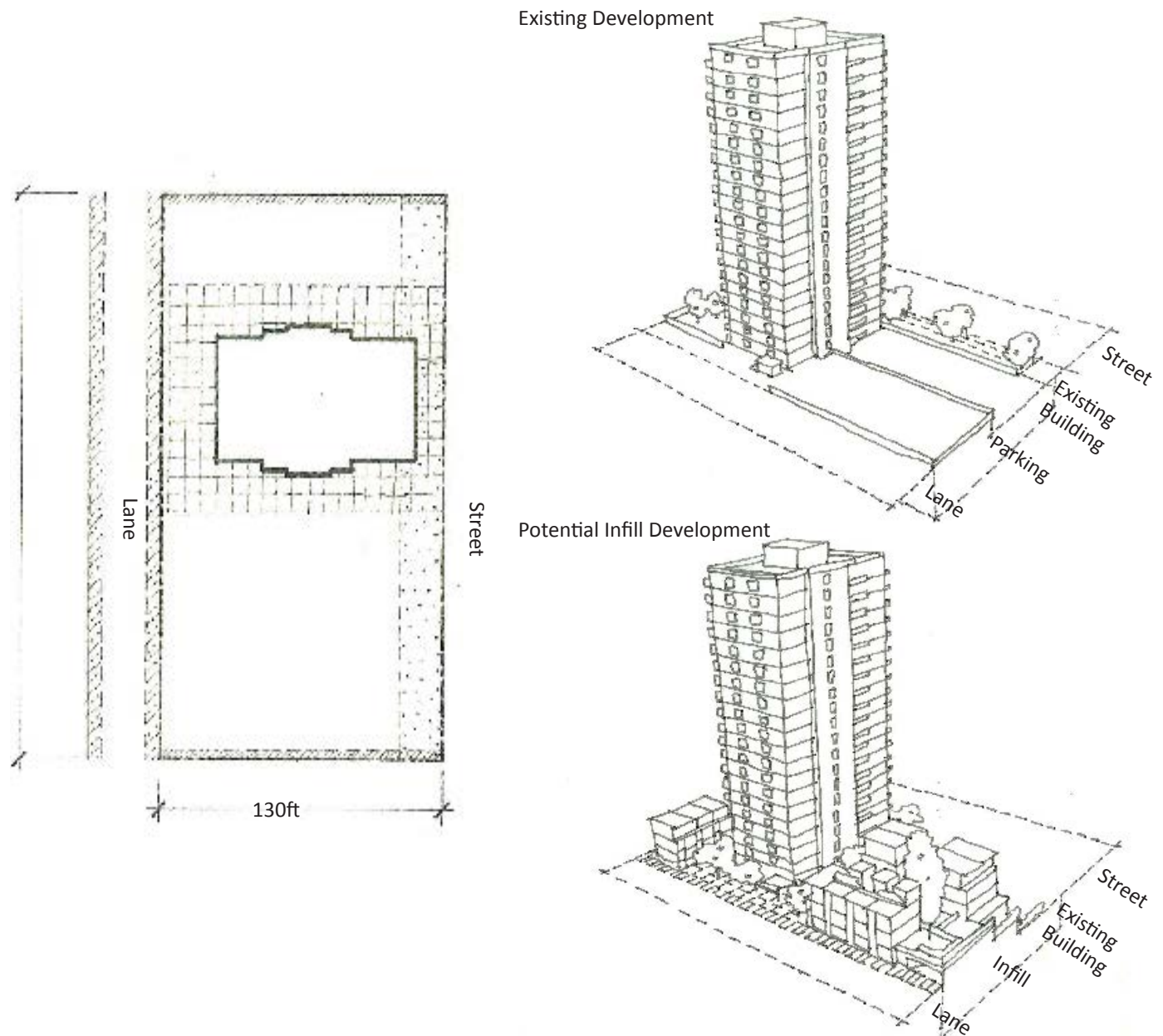


Figure 4: 200 ft + Lot Typology Development Scenarios

Irregular Lots in the West End

A limited number of irregular development lots that do not conform to any of the above typical scenarios exist in the West End. In these instances, infill development will be considered on a site by site basis and will be expected to demonstrate a good contextual fit with adjacent development and an ability to provide the expected separation distance of 20 ft in the form of a shared courtyard between the existing development on the lot and proposed infill development as well as minimum side yards and other accessing requirements. These factors will be used as the performance criteria to establish an appropriate height and form for new development.

3.1.3 Scale & Height

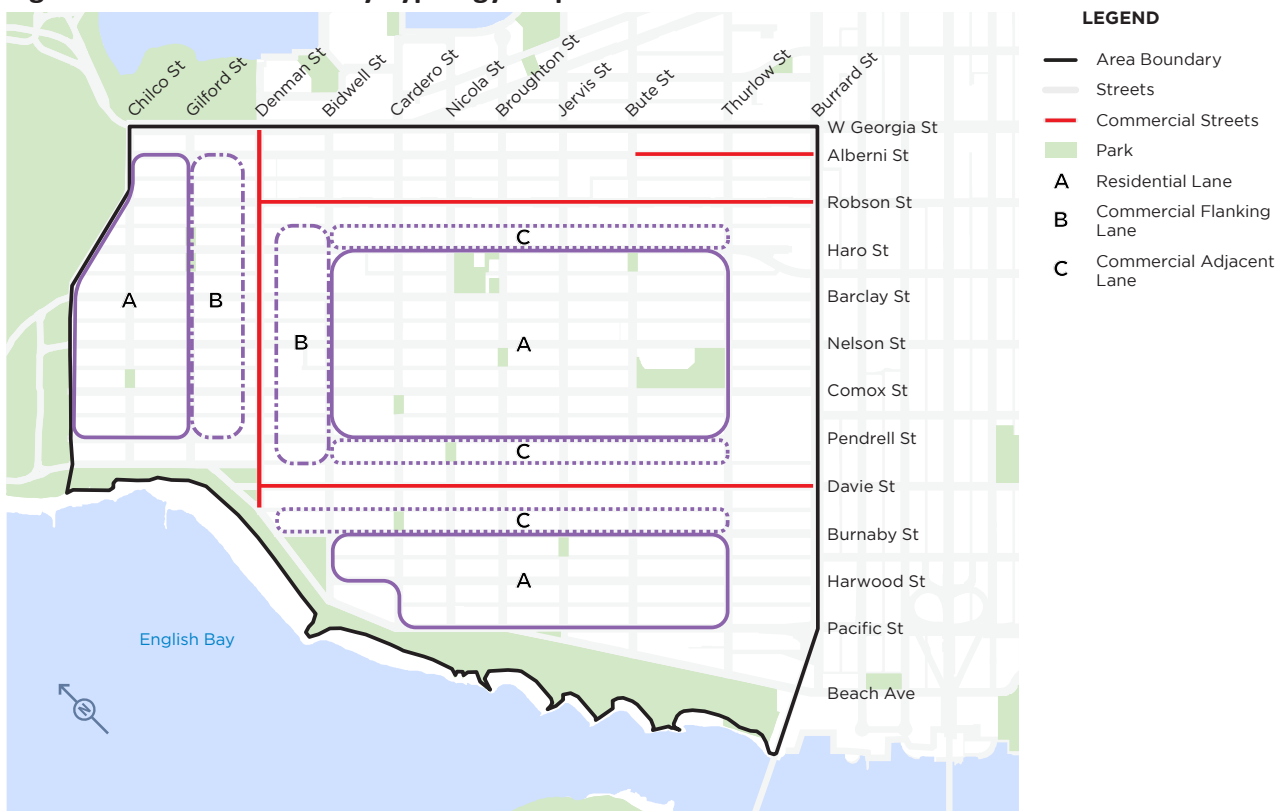
The West End Community Plan envisages laneways as smaller and more intimately scaled pedestrian routes. To this end, infill development is expected to be within the range of 3.5 to 4-storeys, with limited heights above this up to 6-storeys depending on lot size and contextual fit with both existing development on the host lot and potential infill development on adjacent lots.

To reinforce the more intimate scale and character of the laneways, where taller infill development is appropriate, it should step-back at upper levels to present a consistent street wall height to new dwelling frontages along the lane.

Heights will be considered as per the table below. Applicants are directed also to the West End Laneway Typology map included in these guidelines (see Figure 5).

Site Frontage	Commercial Adjacent Lane	Commercial Flanking Lane	Residential Lane
10.0 – 19.8 m (33 – 65 ft)	18.3 m (60 ft)	12.2m (40 ft)	12.2m (40 ft)
20.1 – 29.9 m (66 – 98 ft)	18.3 m (60 ft)	12.2m (40 ft)	12.2m (40 ft)
30.2 – 60.4 m (99 – 198 ft)	18.3 m (60 ft)	18.3 m (60 ft)	12.2m (40 ft)
60.7+ m (199+ ft)	18.3 m (60 ft)	18.3 m (60 ft)	18.3 m (60 ft)

Figure 5: West End Laneway Typology Map



3.1.4 Building Frontages

Frontage of new infill development will ultimately be a factor of the lot width and typical development scenario that applies to the subject site. However, specific site contexts and neighbourhood conditions may mean that even on some larger sites a smaller grain of frontage is appropriate.

Semi-Public Space created at break in infill frontage connected to new development strip at the lane.

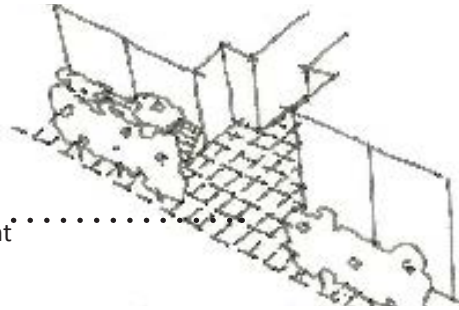


Figure 6: Finer Grain Building Frontage

Generally, an upper threshold of 80 ft maximum frontage will be considered for larger sites, before a significant break is desired. Where a break in frontage occurs, the public realm should be developed to link this threshold space with the shared courtyard between infill and existing development on the lot. Entrances and aspect, especially with respect to potential infill development penetrating to the side yard on larger sites, should inform the location of this break in laneway frontage.

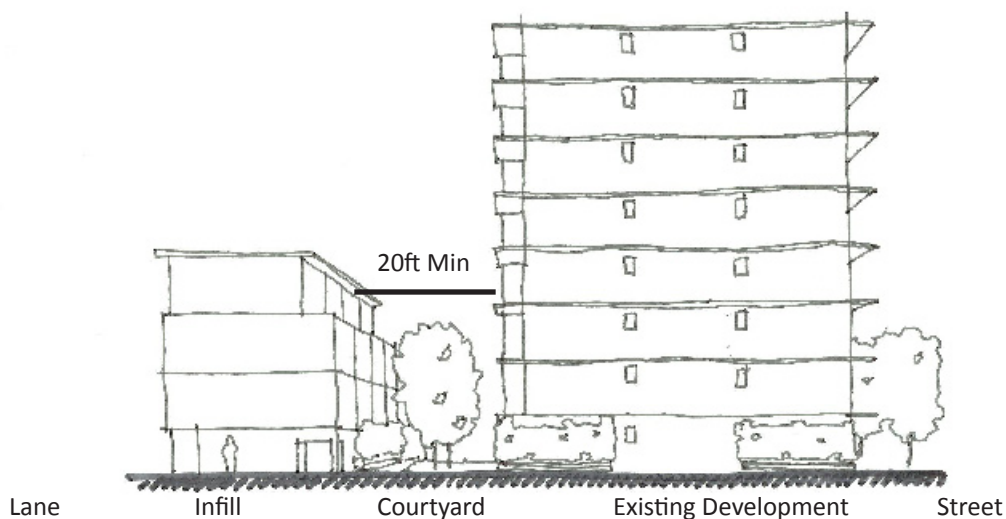
Consideration should be given to the interface of this semi-public threshold space with the marginal development strips to the laneway beyond the property line.

3.1.5 Building Separation

In general, a minimum separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Building Bylaw and Fire Prevention Staff will review proposals through the application process, as such applicants are advised to review specific development characteristics with their registered professionals at pre-application stage to determine whether the particulars of existing development on the lot will require an increase in the separation between buildings.

Where larger lot widths or irregular development scenarios suggest that heights up to 6-storeys are appropriate, this courtyard depth should be increased to 25 ft subject to ensure adequate penetration of natural light to the both courtyard and dwelling spaces, and to minimize shadowing.

Figure 7: Building Separation



In those instances where site conditions suggest that limited development along the internal side yard is appropriate, separation between infill blocks will be determined by the same considerations of light infiltration, shadowing and overlooking.

3.1.6 Building Setbacks

Setbacks to the Lane

Infill development is envisaged as ground orientated family housing that will open directly onto the laneways to create a vibrant people oriented public realm. The West End Community Plan envisages repurposing 6.5 ft of the existing lane surface as a marginal development strip that will act as a threshold space between the service corridor and new infill development. Strategies for the use of this space (including limited surface parking, greening measures, and utility functions) are outlined in the Public Realm Plan and should be used to inform the relationship between infill development and the laneway with regard to appropriate setbacks and relationship to finished grade to provide continuity of the public realm.

In general, infill development should consider a minimum 2 ft setback from the rear property line to the lane to allow for edge elements such as landscaping.

Where ground oriented family units are proposed with entry at grade, and no vehicular parking is envisaged on the marginal development strip, consideration will be given to removing the required setback from the public right of way to allow for more engaging interfaces between new homes and the marginal development strips.

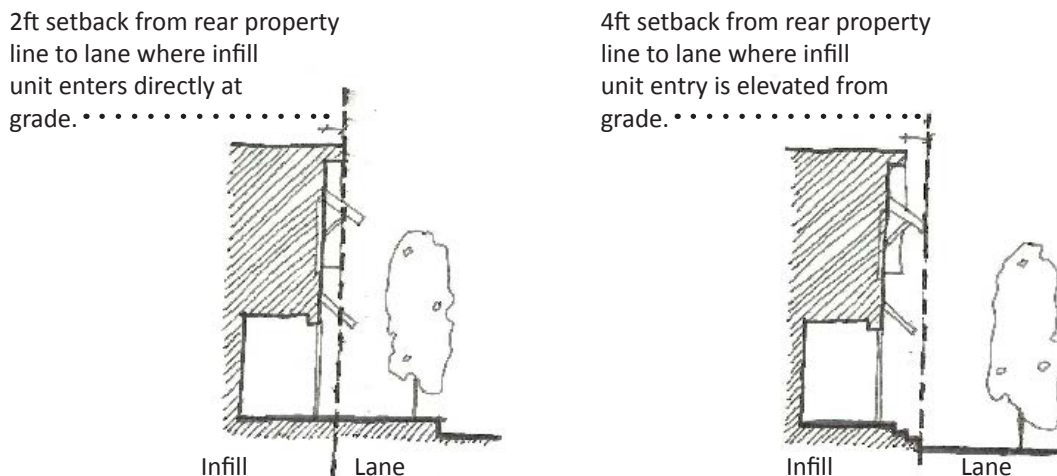


Figure 8: Typical Setbacks

Where parking is envisaged within the marginal development strip, or where unit entry is elevated from grade, a minimum 4 ft setback from the rear property line to the lane should be provided to ensure that private access arrangements do not encroach on the public right of way.

Upper Level Setbacks to the Lane

Massing of infill development on its laneway frontage should respond to the more intimate scale and character of the thoroughfare through the introduction of upper level step-backs. Where taller infill development is appropriate, it a more substantial setback of the upper levels will be required to ensure continuity of the street wall height of new dwelling frontages enclosing the lane.

Upper Level Setbacks to the Shared Courtyard

In general, upper level setbacks will be encouraged for all infill development on its internal frontage overlooking the shared courtyard, but will not be required for typical 3.5 to 4-storey infill development subject to urban design performance relative to privacy, overlooking and solar access to the shared courtyard.

Where taller infill development is appropriate, the upper levels will be setback such that the infill building does not have significant adverse effects upon the amenity of existing development, and to an extent that minimizes overshadowing of the shared courtyard and ensures sunlight penetration to existing and newly created open amenity space occurs daily for significant periods of time throughout the year.

Given the family-oriented nature envisaged for new infill dwelling units, upper level setbacks should be in the order of 6 to 8 ft minimum to allow the provision of a useable deck as private open space amenity.

Side Yard Setbacks

Infill development will be situated a minimum of 3 ft from side property lines in all development scenarios. It should be noted that firefighting access and building code issues, relating to addressing from the lane and the existing form of development on the lot, will require increased side yards of 4ft or 6ft in certain instances. Building Bylaw and Fire Prevention Staff will review proposals through the application process, as such applicants are advised to review specific development characteristics with their registered professionals at pre-application stage to determine whether the particulars of existing development on the lot will require an increase in the required side yard provision.

Front Yard Setbacks

The landscaped side and front yards of existing development contribute to the character of the West End by providing a green streetscape- a semi-private space extending the public realm of the street by acting as a public face for the visual enjoyment of both the residents and neighbours. Infill development is limited to the lane to preserve this existing character. Where limited infill development in the side yard is deemed appropriate, a key concern will be the retention of this visual amenity by ensuring that new development does not encroach so far as to detract from the existing street character. Such development should consider the nature and character of the existing development and the fronting streetscape, as well as typical setbacks of adjacent development, in determining the appropriate scale of development. Typically, new development will be expected to retain existing building line setbacks to the front yard, or a minimum of 25ft, whichever is greater.

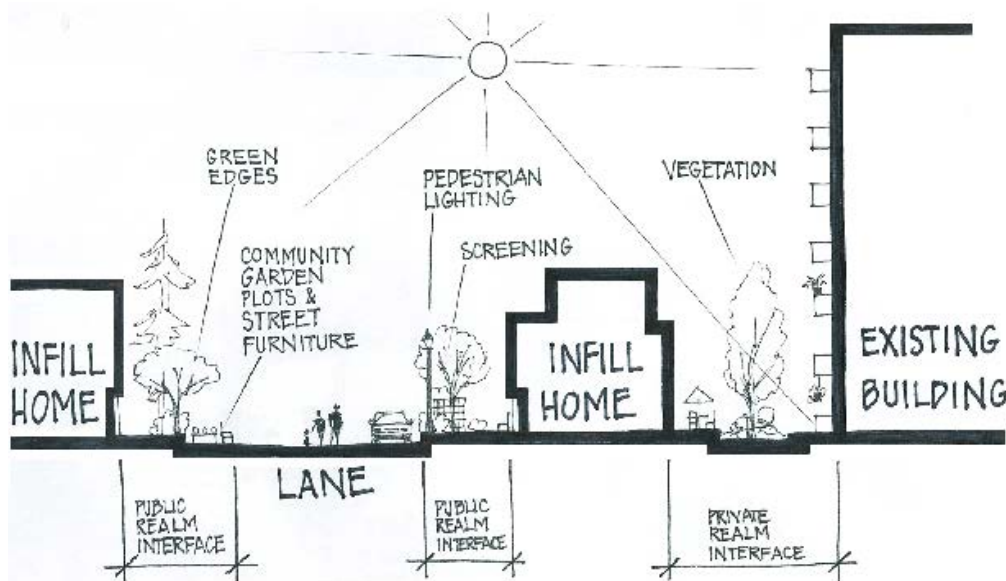


Figure 9: Indicative Section Showing Setbacks

3.1.7 Orientation

The building of new shared spaces that maximize street life and activity on the lanes is one of the guiding principles behind the proposed forms of infill development. As such, an important aspect of the infill development will be the provision of ground-oriented family dwellings with entrances directly to the lane. Access to units at the upper level of stacked townhouse forms should be provided by means of external or internal stairs with direct aspect to the lane, or an internal courtyard. Exaggerated first floor relationships to the lane should be avoided and vertical transitions to dwelling units minimized. Where these cannot be avoided, provision of an increased setback to the marginal development strip as outlined above will be required.

In those instances where the laneway frontage results in more than one infill development block, entrances and windows should directly face the secondary public spaces created. Similarly, where a limited amount of infill development is appropriate in the side yard of existing development lots, entrances should be oriented toward the internal courtyard with good visibility from the secondary public space at the laneway. To ensure legibility, discrete lighting of paths and entries should be provided.

To maximize active street life; front entry porches, external porch stairs and living room windows are strongly encouraged. Apartment forms with single entry and common interior corridors as the primary access to units will not be permitted as these do not provide the activation and animation necessary.

3.1.8 Threshold Spaces

The interface of new infill development with the marginal development strips along the laneway will be a key design consideration for any new development. These reclaimed areas of public realm will serve a number of functions from landscaping to surface parking provision to accommodation of service functions. In general, screening, fencing and green-edging will be used to create privacy for new laneway homes, as well as providing a pleasant laneway walking experience for the public. Infill development should be designed with lighting that enhances the pedestrian experience of the lane at night.

Features such as street furniture and community garden plots will be located as to not impact the privacy of new infill development. Where setbacks on the infill side are required, articulation of the building façade should provide opportunity to maximize landscaping of the private realm while maintaining privacy and sunlight infiltration.

The public realm and landscaping design of new infill development will be expected to visually integrate the provision of such landscaping or utilitarian features required adjacent to the development. Applicants are advised to consult the West End Public Realm Plan for details to inform development proposals.

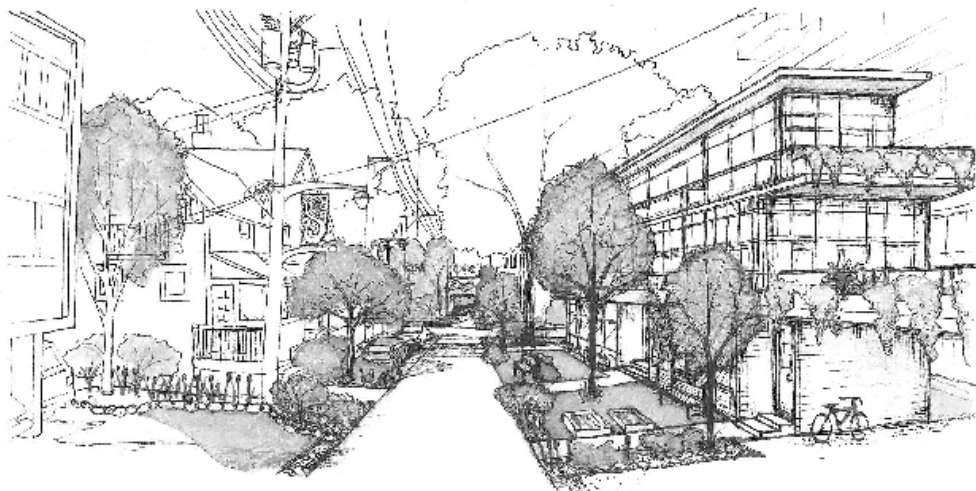


Figure 10: Active Laneways

3.1.9 Architecture and Form

In line with the eclectic nature of existing development in the West End, there is no stylistic preference set for new infill proposals. Infill development should clearly express its residential function and, regardless of style, the use of high quality and authentic details and materials is expected and a high level of design excellence is expected to participate in the enrichment of the laneways.

Infill development should respond to existing on-site character, the surrounding neighbourhood context and the emerging character of the host laneway. Sensitivity to adjacent development should be demonstrated in roof form, window size and placement. The existing taller building stock in the West End means that the roofscape of new lower scaled infill development will be highly visible so the attractiveness of the roofs as viewed from above in terms of detailing and materiality will be a key concern.

Where development is envisaged on a smaller development lot typology with an existing character home, it is expected that there should be a consistent architectural language between the primary building and the infill at least in terms of form and massing, but the opportunity to create uniquely engaging buildings on lanes and design creativity will be encouraged.

3.1.10 Open Space

The provision of open space should be a part of an overall site development strategy and landscape plan. and take into consideration existing landscape features. All new infill development will result in the provision of a shared semi-private courtyard between the new and existing buildings. The design of this new courtyard should be informed by existing landscape and open space features, sun access, privacy and usability.

As new infill development will be family-oriented, each unit will be required to have access to a private open space that is suitable for children. Private open space should be provided at grade where possible and should take advantage of sunlight and views.

3.1.11 Parking

Parking for infill developments will be incorporated within the primary building's parking where possible.

West End Planning Process



In creating the plan, staff utilized a number of traditional and innovative engagement techniques to facilitate public involvement over the 19 month planning process. These approaches have included:

- Open Houses - fourteen, including sharing information, emerging plan directions and most recently, the proposed draft plan.
- Fifty-nine ‘community circles’ - self-forming groups where friends, neighbours or colleagues went through questions in a discussion guide to help identify the current and future needs of the community. There were five topic areas for the discussion guides: housing, heritage, transportation, local business, and public spaces.
- An Ideas Fair for community circles to share the ideas they generated with the broader West End community using display boards and other materials.
- Attending community events - outreach and information sharing at events such as Car Free Day, Pride Festival, Strawberry Festival and West End Farmers Market.
- Workshops and “walkshops” covering a variety of plan themes (e.g. neighbourhood character, laneways, shopping streets, heritage, health, asset mapping, local food, etc.). Generally the sessions started with a walking tour led by City staff who provided an overview of the theme, asked questions to participants, and recorded the discussions along the way. At the end of each walk was a discussion/workshop to highlight and summarize the key ideas or principles that emerged.
- Meetings and events with seniors, youth, the LGBTQTS community, businesses and BIAs, and residents groups.
- “Evening on Davie” discussions and questionnaire in the Davie Village.



Community open house at Blue Horizon Hotel.



Laneway “walkshop”.



Evening on Davie led by Joan-E.

- Local food workshop - partnering with a community group to host a local food workshop, which explored all aspects of food systems and the food cycle in the West End.
- Arts and Culture - partnering with community organizations and sponsors to host two Youth Art Jams, as well as an Arts Open House, to generate ideas for how arts and culture can be better supported and celebrated in the West End, and to engage with children and youth.
- Learning sessions - a series of small group sessions that provided an opportunity to learn about the draft plan, understand how it will help shape the future of the community, and ask questions. A computer 3-D model of the West End showing potential future development was available.
- Paper and on-line questionnaires to gather input into the planning process.
- Twitter account - provide information and updates throughout the planning process.
- Email list-serv - provide information and updates throughout the planning process.
- Three community-wide postcard mail outs at key moments in the process.



Youth Art Jam - visualizing “My West End is...” or “will be...” through art.

Staff partnered with VIVA Vancouver, interested residents, local businesses and stakeholders to undertake seven ‘Action While Planning’ initiatives as a way to build awareness about the planning process, and get people involved in community building, place-making, and thinking about what is possible.

These initiatives include:

Urban Pasture

A semi-permanent public seating structure (“parklet”) was installed on the south side of 1000-block Robson Street, near Burrard Street, in July 2012. The “Urban Pasture” parklet includes built-in seating and landscaping, and occupies three on-street parking spaces. It provides a place for sitting and relaxing, as well as additional walking space in an area where the sidewalk is particularly narrow. Urban Pasture demonstrates the potential for expanding public space into the curb lane when full time on-street parking is permitted.



Pride Street Mural

Staff, in partnership with Qmunity and Vancouver Pride Society, hosted an “Express Your Pride” street mural painting session on Bute Street south of Davie during Pride weekend in August 2012. Passersby were invited to grab a brush or roller and paint something on the roadway to express their pride. Over the afternoon hundreds of people participated, and the area was filled with colourful artwork. Information about the community planning process was also available.



Summary of *General Policy for Higher Buildings* Amendments

The West End Community Plan identifies strategic opportunities for growth, primarily along the Georgia and Burrard 'Corridors'. Proposed building heights (generally above 400') identified by the plan will require an amendment to the *General Policy for Higher Buildings* (Appendix D). This will ensure new taller buildings identified by the West End Community Plan contribute towards architectural creativity and excellence while making a significant contribution to the beauty and visual power of the city's skyline and demonstrate leadership in sustainable design and energy consumption.

Taller buildings will not be allowed to enter into established view corridors except for the Queen Elizabeth Park view, which is an unique view that includes the downtown skyline and the North Shore mountains. This is consistent with the existing approach and intent of the policy.

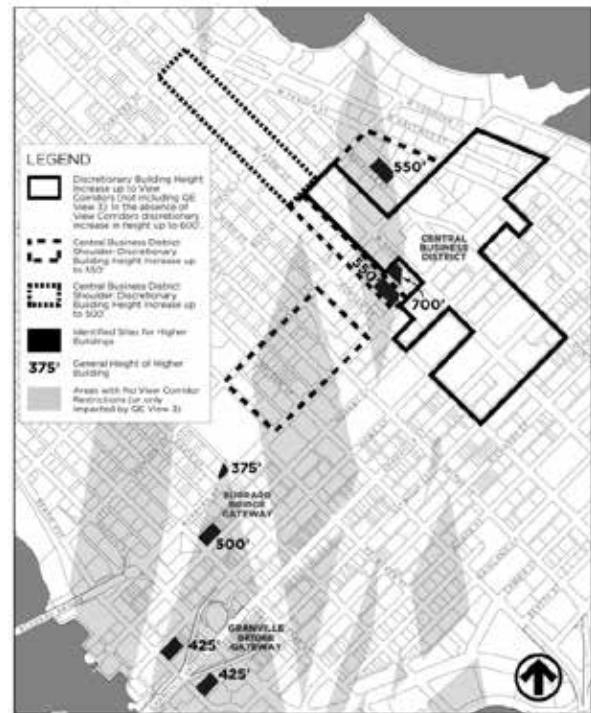


Figure 2: Amended Map for the General Policy for Higher Buildings.

Recommended amendments to the *General Policy for Higher Buildings* include adjustments to the boundaries where the policy applies (see Figure 2) to include new areas for taller buildings identified by the West End Community Plan. It also requires that the policy be amended as follows:

1. For all new buildings that enter into the Queen Elizabeth View Corridor that are less than 167.6 m (550'), all existing conditions of the 'general policy' be met with the exception of the requirements for an international review panel and public lectures by the international panel members. Instead, the review panel would be made up of local design experts.
2. For buildings that are more than 167.6 m (550') in height, and also for land mark buildings such as the Granville Bridge Gateway Buildings and the land mark building in axial alignment with the Burrard Bridge (see Figure 2), the enhanced review process will continue to be required. The enhanced process will include "two international design experts joining the panel in addition to the two local experts. There will be special public engagement, such as a public forum, or guest lecture, should be held featuring the guest panel members and experts to expand public discussion and education around architectural excellence and green design in Vancouver".

Under both streams, individual projects will be reviewed upon their own individual merit and will contribute to design excellence and environmental sustainability. Council can consider this advice as part of its review of a rezoning application.

Appendix J - West End RM Design Guidelines for Infill Housing

3.1.1 Objectives

The wider laneways that are typical of the West End present a unique opportunity to develop ground-oriented family housing that will increase the diversity and availability of rental homes in the community while still maintaining integral right of way and utility functions.

In line with the West End Community Plan, infill development will be encouraged on suitable sites to deliver residential buildings on the lanes. The process of infilling existing under-utilized frontages to the lane with additional buildings requires sensitive and creative design, with a focus not only on creating neighbourly relationships with adjacent development but also on the manner in which lanes are treated and their resultant public realm character. It is important that lanes are treated properly based on their intended role within the neighbourhood's public realm as smaller and more intimate in scale pedestrian routes with less traffic, while at the same time ensuring that they still support the necessary service functions.

These guidelines are intended to be used in conjunction with the West End Community Plan and the Laneways 2.0 Toolkit to ensure the delivery of livable and diverse infill typologies and to guide their role in the transformation of the West End's laneways into vibrant community spaces.



3.1.2 Development Scenarios

Where feasible and where lot dimensions allow, infill development fronting the laneway will be encouraged. Infill development will generally be smaller scale ground-oriented residential buildings in a form compatible with existing development on the site and reinforcing the intimate scale and character of the lane. The primary influence on the appropriate scale and form of infill development possible will be the physical dimensions of the lot and the nature of existing development. Four typical lot conditions exist within the West End. These typical conditions are identified here with appropriate infill development responses.

Lot Typology 01: 33 ft to 65 ft Lots

Many of the 33 ft wide lots in the West End are configured as single-family dwellings, with private rear yard provision and accessory building fronting the lane. Often, the rear portion of these lots is underutilized. These areas are envisaged as potential sites for modest infill development.

Infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey form will be encouraged where appropriate to provide additional sites for rental housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A minimum separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

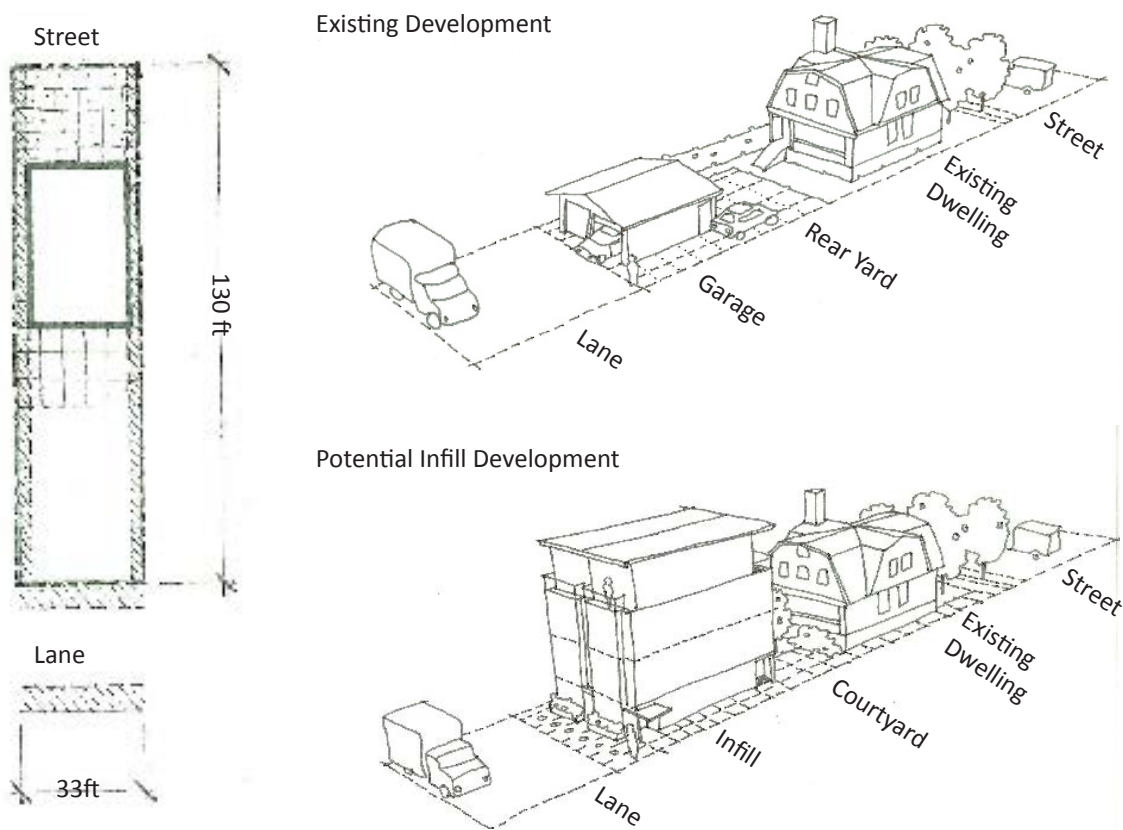


Figure 1: 33 ft Lot Typology Development Scenarios

Lot Typology 02: 66 ft to 98 ft Lots

Typically, 66 ft lots in the West End feature one of two types of existing development. The first type is a mid-rise concrete multi-family building of approximately 8 to 12 storeys. The second is a low-rise wood-frame multi-family walk-up of approximately 3 to 4 storeys. Often, the rear portion of midrise lots is an underutilized parkade which does not contribute to the potential liveliness of an activated urban lane. These underutilized parking structures can become potential sites for additional housing that will also help activate West End laneways.

Where existing development is of the typical 8 to 12 storey concrete multi-family type, infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey forms will be encouraged where appropriate on these under-utilized rear yard sites to provide additional sites for housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

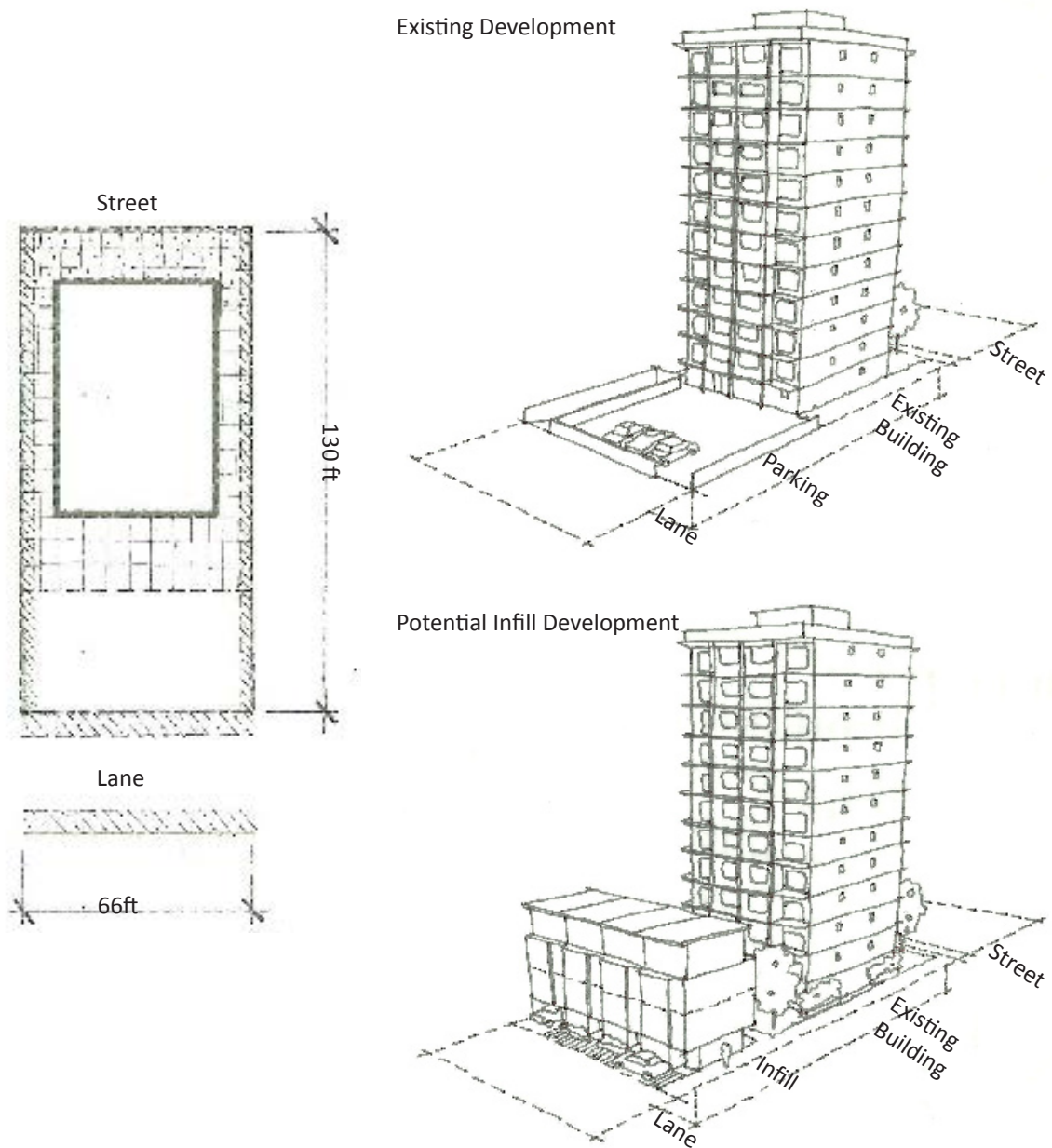


Figure 2: 66 ft Lot Typology Development Scenarios

Lot Typology 03: 99 ft to 199 ft Lots

Development lots in this range typically feature an existing concrete residential building from 10 to 20 storeys, with surface and underground parking facing the lane. These areas can be potential sites for additional housing that will also help activate West End laneways. It is anticipated that lots of this dimension will support a greater variety of infill development types. Generally, as the lot width increases a higher density of infill development will be supported. For sites with 165 ft or more laneway frontage, heights beyond the 3 to 4-storey townhouse form, up to 6-storeys, will be considered. On larger sites and where the development lot is located on a corner, a limited penetration of the infill form into side yard areas, subject to the urban design performance of the proposed form of development as well as addressing and access concerns, will be considered.

In all instances, new development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

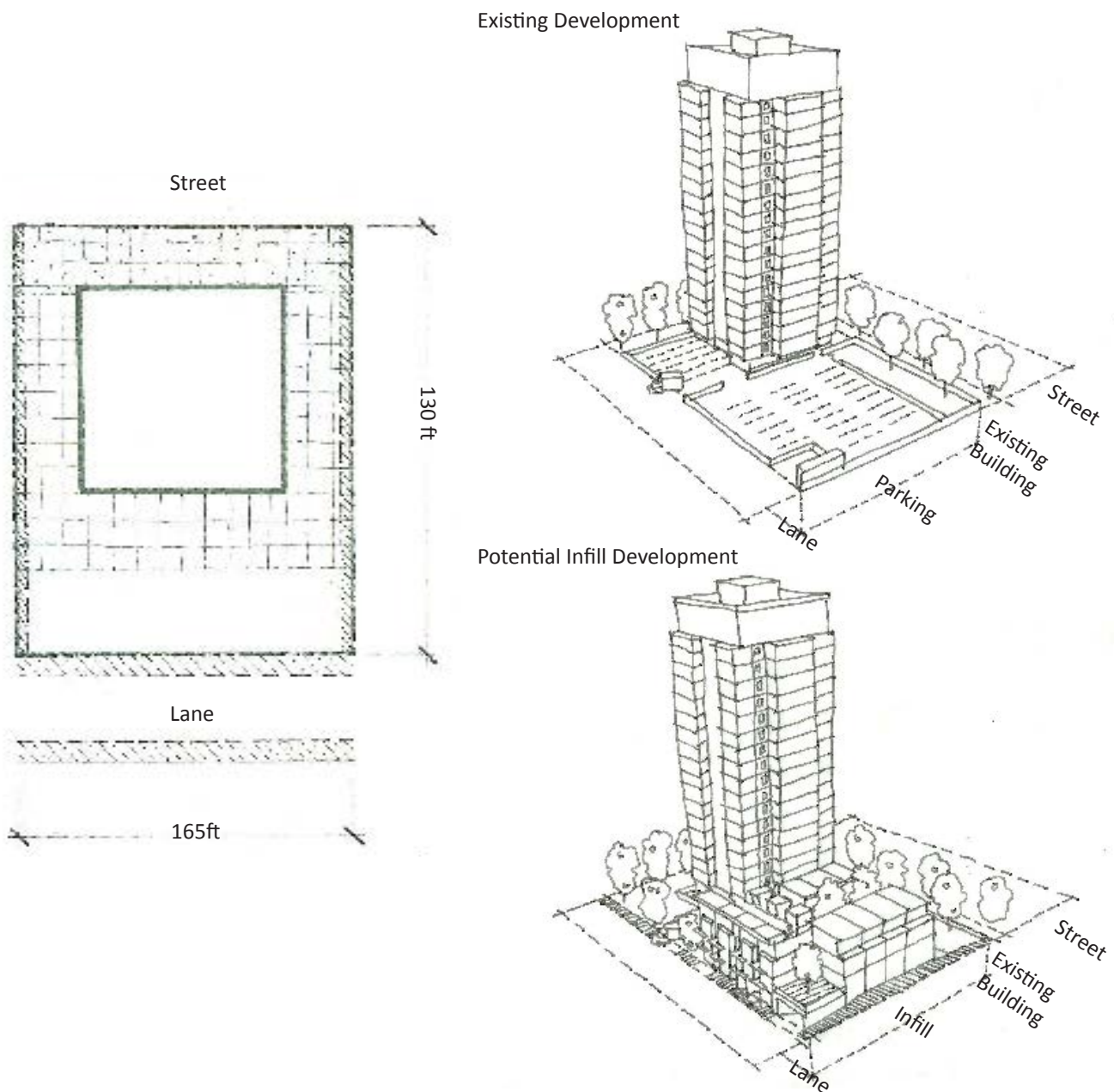


Figure 3: 99-199 ft Lot Typology Development Scenarios

Lot Typology 04: 200 ft + Lots

Typically, lots of 200 ft width or greater typically feature existing 20+ storey concrete buildings, with surface and underground parking facing the lane. These areas can be potential sites for additional housing that will also help activate West End laneways. These larger sites will support a greater variety and scale of infill development. Generally, as the lot width increases a higher density of infill development will be accommodated with the potential for more taller forms.

On these larger sites, and on some corner sites, the greater area available for infill development potentially allows for the development of lower scaled townhouses along suitably side yards and areas with a respect to the shared courtyard between the existing development and the larger infill development fronting the lane, subject to the urban design performance of the proposed form of development as well as addressing and access concerns. Proposals of this kind will be expected to provide front-yard setbacks, typically in the order of 25ft, as described in Section 3.1.6 below.

In all instances, new development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required.

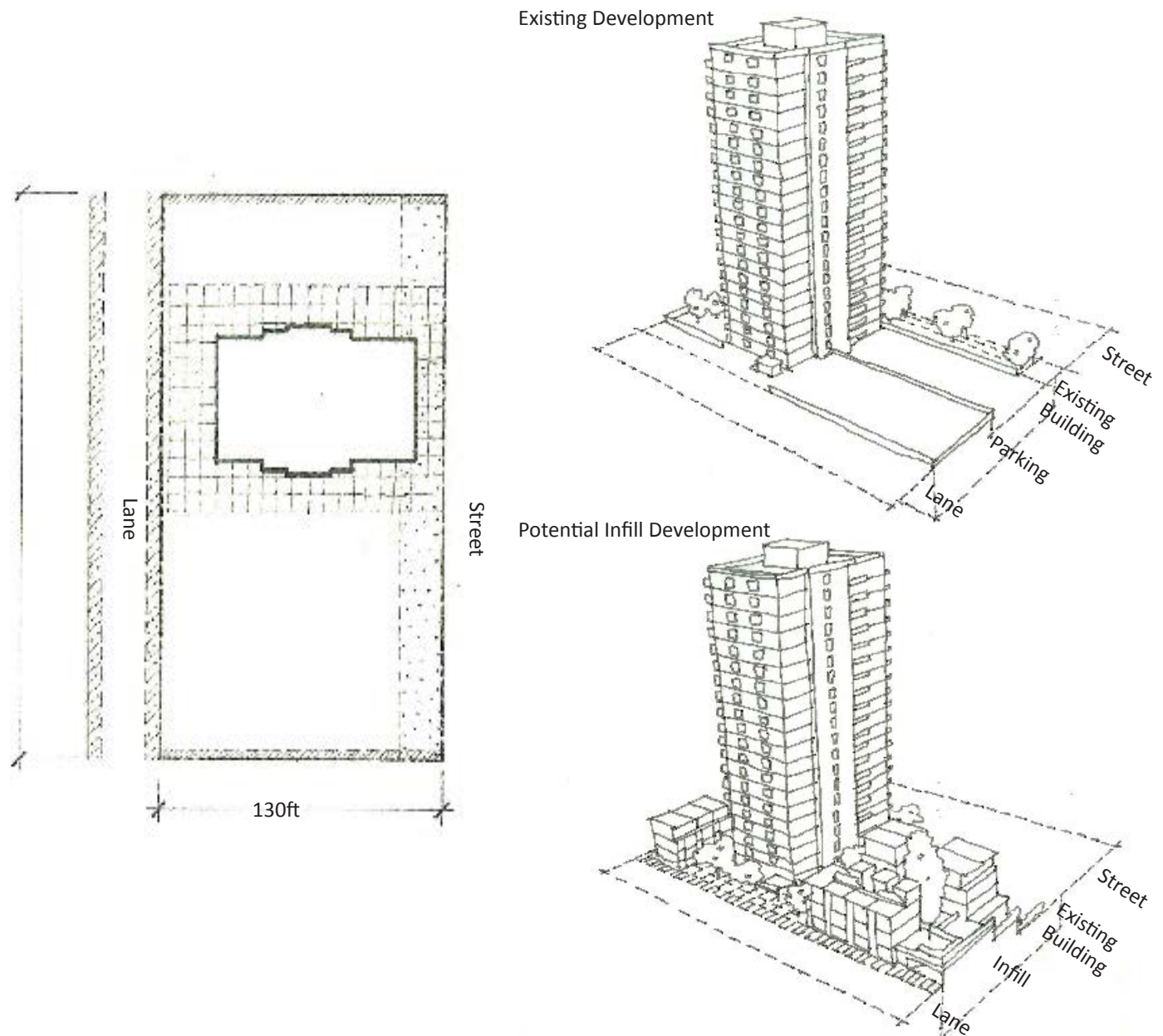


Figure 4: 200 ft + Lot Typology Development Scenarios

Irregular Lots in the West End

A limited number of irregular development lots that do not conform to any of the above typical scenarios exist in the West End. In these instances, infill development will be considered on a site by site basis and will be expected to demonstrate a good contextual fit with adjacent development and an ability to provide the expected separation distance of 20 ft in the form of a shared courtyard between the existing development on the lot and proposed infill development as well as minimum side yards and other accessing requirements. These factors will be used as the performance criteria to establish an appropriate height and form for new development.

3.1.3 Scale & Height

The West End Community Plan envisages laneways as smaller and more intimately scaled pedestrian routes. To this end, infill development is expected to be within the range of 3.5 to 4-storeys, with limited heights above this up to 6-storeys depending on lot size and contextual fit with both existing development on the host lot and potential infill development on adjacent lots.

To reinforce the more intimate scale and character of the laneways, where taller infill development is appropriate, it should step-back at upper levels to present a consistent street wall height to new dwelling frontages along the lane.

Heights will be considered as per the table below. Applicants are directed also to the West End Laneway Typology map included in these guidelines (see Figure 5).

Site Frontage	Commercial Adjacent Lane	Commercial Flanking Lane	Residential Lane
10.0 – 19.8 m (33 – 65 ft)	18.3 m (60 ft)	12.2m (40 ft)	12.2m (40 ft)
20.1 – 29.9 m (66 – 98 ft)	18.3 m (60 ft)	12.2m (40 ft)	12.2m (40 ft)
30.2 – 60.4 m (99 – 198 ft)	18.3 m (60 ft)	18.3 m (60 ft)	12.2m (40 ft)
60.7+ m (199+ ft)	18.3 m (60 ft)	18.3 m (60 ft)	18.3 m (60 ft)

Figure 5: West End Laneway Typology Map



3.1.4 Building Frontages

Frontage of new infill development will ultimately be a factor of the lot width and typical development scenario that applies to the subject site. However, specific site contexts and neighbourhood conditions may mean that even on some larger sites a smaller grain of frontage is appropriate.

Semi-Public Space created at break in infill frontage connected to new development strip at the lane.

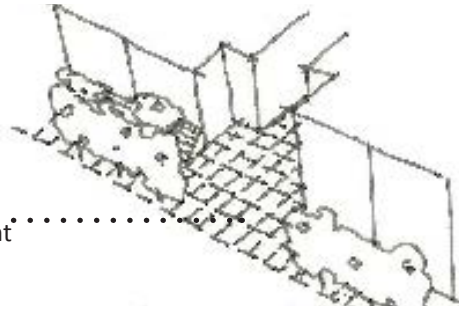


Figure 6: Finer Grain Building Frontage

Generally, an upper threshold of 80 ft maximum frontage will be considered for larger sites, before a significant break is desired. Where a break in frontage occurs, the public realm should be developed to link this threshold space with the shared courtyard between infill and existing development on the lot. Entrances and aspect, especially with respect to potential infill development penetrating to the side yard on larger sites, should inform the location of this break in laneway frontage.

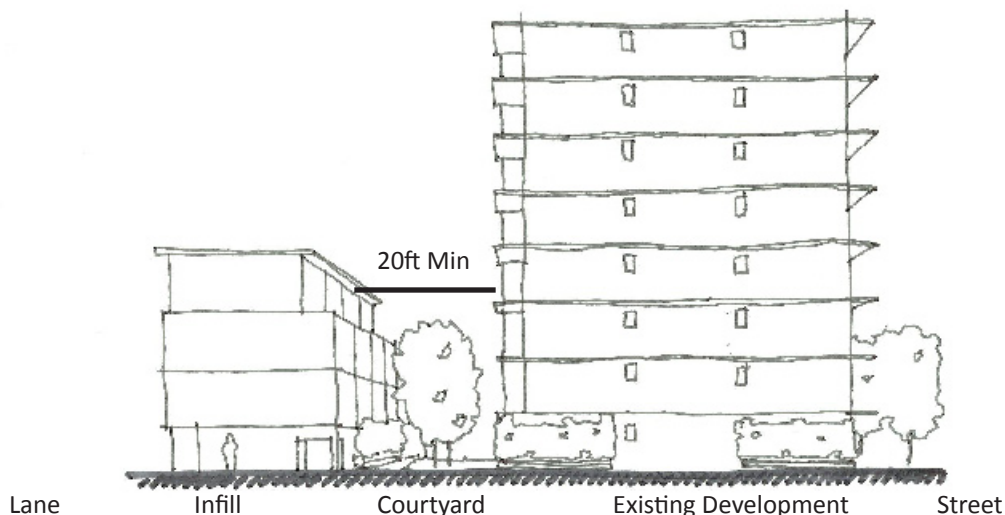
Consideration should be given to the interface of this semi-public threshold space with the marginal development strips to the laneway beyond the property line.

3.1.5 Building Separation

In general, a minimum separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Building Bylaw and Fire Prevention Staff will review proposals through the application process, as such applicants are advised to review specific development characteristics with their registered professionals at pre-application stage to determine whether the particulars of existing development on the lot will require an increase in the separation between buildings.

Where larger lot widths or irregular development scenarios suggest that heights up to 6-storeys are appropriate, this courtyard depth should be increased to 25 ft subject to ensure adequate penetration of natural light to the both courtyard and dwelling spaces, and to minimize shadowing.

Figure 7: Building Separation



In those instances where site conditions suggest that limited development along the internal side yard is appropriate, separation between infill blocks will be determined by the same considerations of light infiltration, shadowing and overlooking.

3.1.6 Building Setbacks

Setbacks to the Lane

Infill development is envisaged as ground orientated family housing that will open directly onto the laneways to create a vibrant people oriented public realm. The West End Community Plan envisages repurposing 6.5 ft of the existing lane surface as a marginal development strip that will act as a threshold space between the service corridor and new infill development. Strategies for the use of this space (including limited surface parking, greening measures, and utility functions) are outlined in the Public Realm Plan and should be used to inform the relationship between infill development and the laneway with regard to appropriate setbacks and relationship to finished grade to provide continuity of the public realm.

In general, infill development should consider a minimum 2 ft setback from the rear property line to the lane to allow for edge elements such as landscaping.

Where ground oriented family units are proposed with entry at grade, and no vehicular parking is envisaged on the marginal development strip, consideration will be given to removing the required setback from the public right of way to allow for more engaging interfaces between new homes and the marginal development strips.

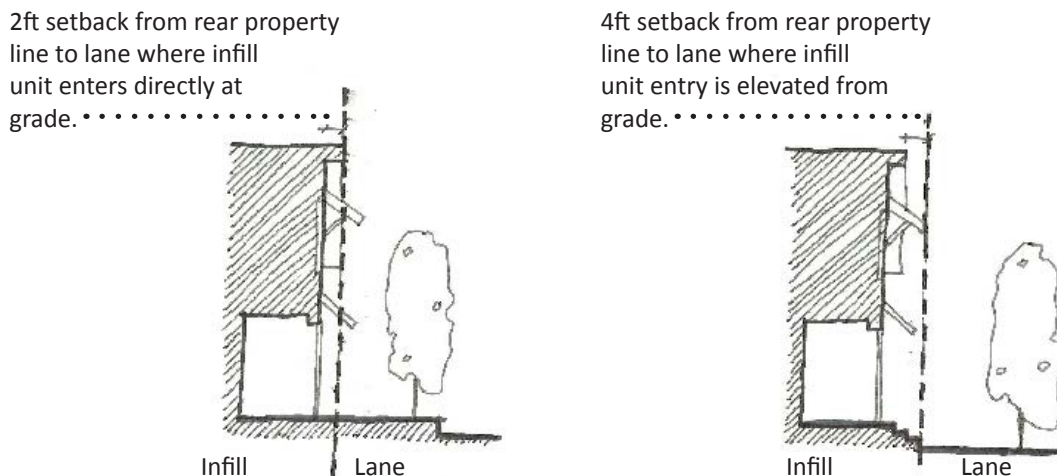


Figure 8: Typical Setbacks

Where parking is envisaged within the marginal development strip, or where unit entry is elevated from grade, a minimum 4 ft setback from the rear property line to the lane should be provided to ensure that private access arrangements do not encroach on the public right of way.

Upper Level Setbacks to the Lane

Massing of infill development on its laneway frontage should respond to the more intimate scale and character of the thoroughfare through the introduction of upper level step-backs. Where taller infill development is appropriate, it a more substantial setback of the upper levels will be required to ensure continuity of the street wall height of new dwelling frontages enclosing the lane.

Upper Level Setbacks to the Shared Courtyard

In general, upper level setbacks will be encouraged for all infill development on its internal frontage overlooking the shared courtyard, but will not be required for typical 3.5 to 4-storey infill development subject to urban design performance relative to privacy, overlooking and solar access to the shared courtyard.

Where taller infill development is appropriate, the upper levels will be setback such that the infill building does not have significant adverse effects upon the amenity of existing development, and to an extent that minimizes overshadowing of the shared courtyard and ensures sunlight penetration to existing and newly created open amenity space occurs daily for significant periods of time throughout the year.

Given the family-oriented nature envisaged for new infill dwelling units, upper level setbacks should be in the order of 6 to 8 ft minimum to allow the provision of a useable deck as private open space amenity.

Side Yard Setbacks

Infill development will be situated a minimum of 3 ft from side property lines in all development scenarios. It should be noted that firefighting access and building code issues, relating to addressing from the lane and the existing form of development on the lot, will require increased side yards of 4ft or 6ft in certain instances. Building Bylaw and Fire Prevention Staff will review proposals through the application process, as such applicants are advised to review specific development characteristics with their registered professionals at pre-application stage to determine whether the particulars of existing development on the lot will require an increase in the required side yard provision.

Front Yard Setbacks

The landscaped side and front yards of existing development contribute to the character of the West End by providing a green streetscape- a semi-private space extending the public realm of the street by acting as a public face for the visual enjoyment of both the residents and neighbours. Infill development is limited to the lane to preserve this existing character. Where limited infill development in the side yard is deemed appropriate, a key concern will be the retention of this visual amenity by ensuring that new development does not encroach so far as to detract from the existing street character. Such development should consider the nature and character of the existing development and the fronting streetscape, as well as typical setbacks of adjacent development, in determining the appropriate scale of development. Typically, new development will be expected to retain existing building line setbacks to the front yard, or a minimum of 25ft, whichever is greater.

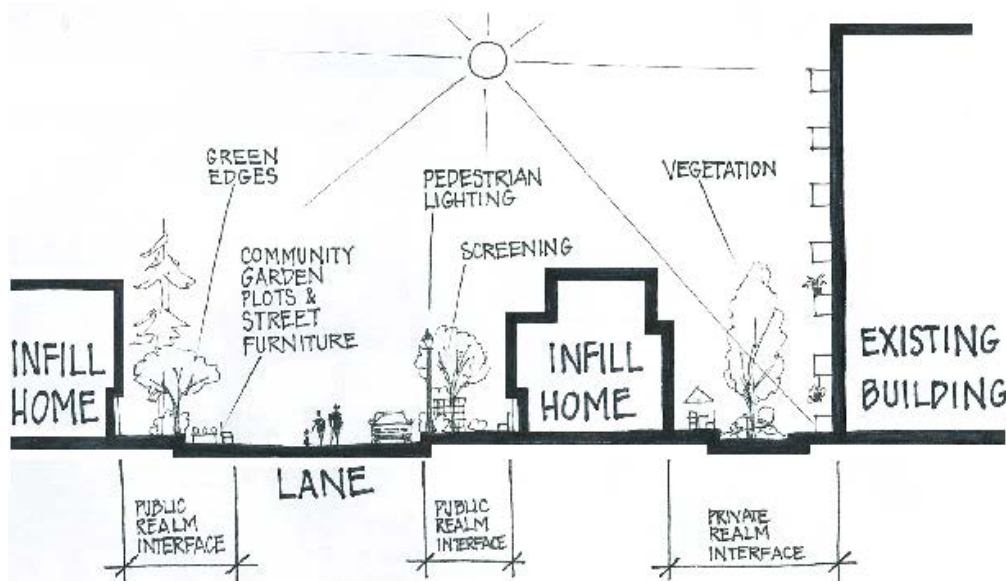


Figure 9: Indicative Section Showing Setbacks

3.1.7 Orientation

The building of new shared spaces that maximize street life and activity on the lanes is one of the guiding principles behind the proposed forms of infill development. As such, an important aspect of the infill development will be the provision of ground-oriented family dwellings with entrances directly to the lane. Access to units at the upper level of stacked townhouse forms should be provided by means of external or internal stairs with direct aspect to the lane, or an internal courtyard. Exaggerated first floor relationships to the lane should be avoided and vertical transitions to dwelling units minimized. Where these cannot be avoided, provision of an increased setback to the marginal development strip as outlined above will be required.

In those instances where the laneway frontage results in more than one infill development block, entrances and windows should directly face the secondary public spaces created. Similarly, where a limited amount of infill development is appropriate in the side yard of existing development lots, entrances should be oriented toward the internal courtyard with good visibility from the secondary public space at the laneway. To ensure legibility, discrete lighting of paths and entries should be provided.

To maximize active street life; front entry porches, external porch stairs and living room windows are strongly encouraged. Apartment forms with single entry and common interior corridors as the primary access to units will not be permitted as these do not provide the activation and animation necessary.

3.1.8 Threshold Spaces

The interface of new infill development with the marginal development strips along the laneway will be a key design consideration for any new development. These reclaimed areas of public realm will serve a number of functions from landscaping to surface parking provision to accommodation of service functions. In general, screening, fencing and green-edging will be used to create privacy for new laneway homes, as well as providing a pleasant laneway walking experience for the public. Infill development should be designed with lighting that enhances the pedestrian experience of the lane at night.

Features such as street furniture and community garden plots will be located as to not impact the privacy of new infill development. Where setbacks on the infill side are required, articulation of the building façade should provide opportunity to maximize landscaping of the private realm while maintaining privacy and sunlight infiltration.

The public realm and landscaping design of new infill development will be expected to visually integrate the provision of such landscaping or utilitarian features required adjacent to the development. Applicants are advised to consult the West End Public Realm Plan for details to inform development proposals.

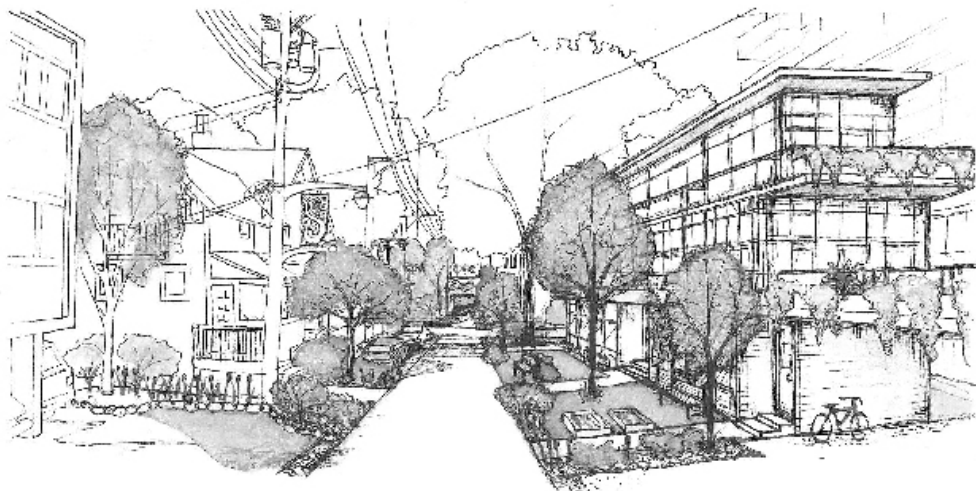


Figure 10: Active Laneways

3.1.9 Architecture and Form

In line with the eclectic nature of existing development in the West End, there is no stylistic preference set for new infill proposals. Infill development should clearly express its residential function and, regardless of style, the use of high quality and authentic details and materials is expected and a high level of design excellence is expected to participate in the enrichment of the laneways.

Infill development should respond to existing on-site character, the surrounding neighbourhood context and the emerging character of the host laneway. Sensitivity to adjacent development should be demonstrated in roof form, window size and placement. The existing taller building stock in the West End means that the roofscape of new lower scaled infill development will be highly visible so the attractiveness of the roofs as viewed from above in terms of detailing and materiality will be a key concern.

Where development is envisaged on a smaller development lot typology with an existing character home, it is expected that there should be a consistent architectural language between the primary building and the infill at least in terms of form and massing, but the opportunity to create uniquely engaging buildings on lots and design creativity will be encouraged.

3.1.10 Open Space

The provision of open space should be a part of an overall site development strategy and landscape plan. and take into consideration existing landscape features. All new infill development will result in the provision of a shared semi-private courtyard between the new and existing buildings. The design of this new courtyard should be informed by existing landscape and open space features, sun access, privacy and usability.

As new infill development will be family-oriented, each unit will be required to have access to a private open space that is suitable for children. Private open space should be provided at grade where possible and should take advantage of sunlight and views.

3.1.11 Parking

Parking for infill developments will be incorporated within the primary building's parking where possible.