



WEST END PLAN

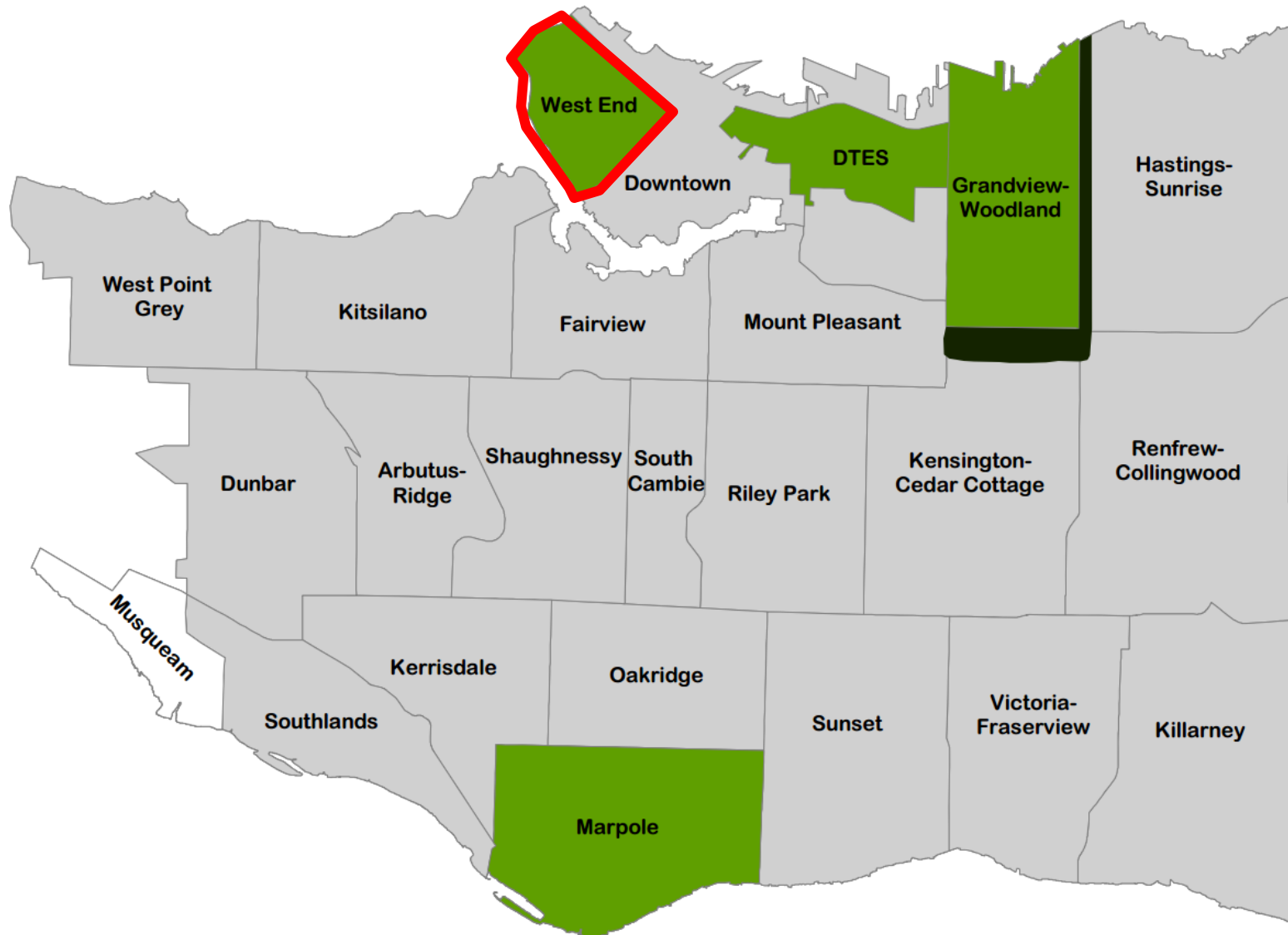
November 20, 2013
Planning & Development Services

COMMUNITY PLANS

March 2012: Council approved Terms of Reference for Community Plans, including a new approach, guided by four key themes:

- 1. Addressing global, regional and citywide challenges**
- 2. Shaping development and setting public amenity priorities**
- 3. Enhancing and diversifying public involvement**
- 4. Quicker, more flexible process**

COMMUNITY PLANS



RECOMMENDATIONS

- THAT Council approve the West End Community Plan (Appendix A)
- THAT Council approve the West End Rezoning Policy (Appendix C)
- THAT Council amend the General Policy for Higher Buildings (Appendix D)
- THAT Council amend the West End RM Guidelines (Appendices I and J)
- THAT Council refer the zoning and other by-law amendments (Appendices E to H) to Public Hearing in early 2014

OUTLINE

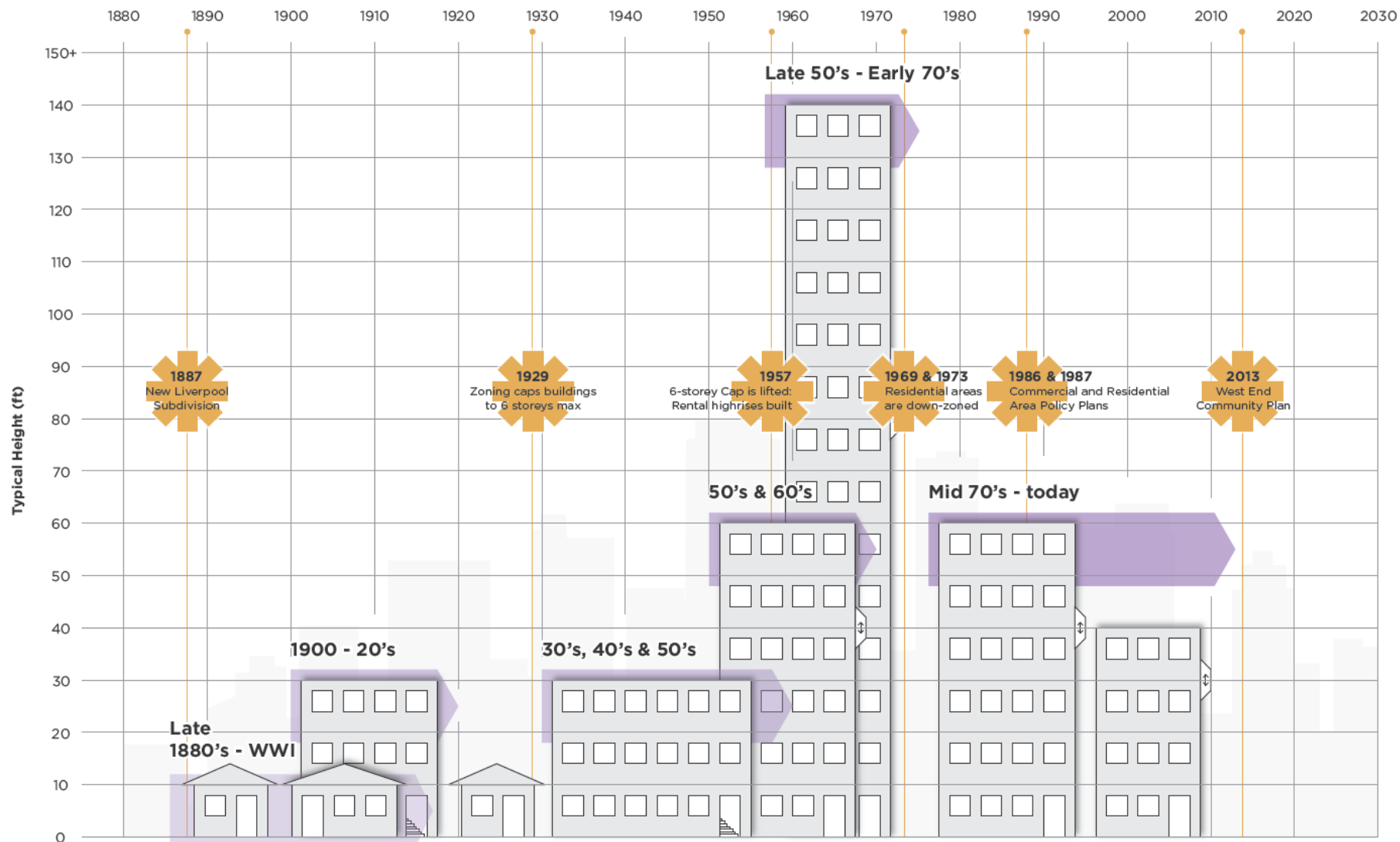
- 1. West End Context**
- 2. Pre-Launch**
- 3. Planning Process**
- 4. The Plan**
- 5. Public Benefits Strategy**
- 6. Rezoning Policy**
- 7. Zoning Changes**
- 8. Recommendation**



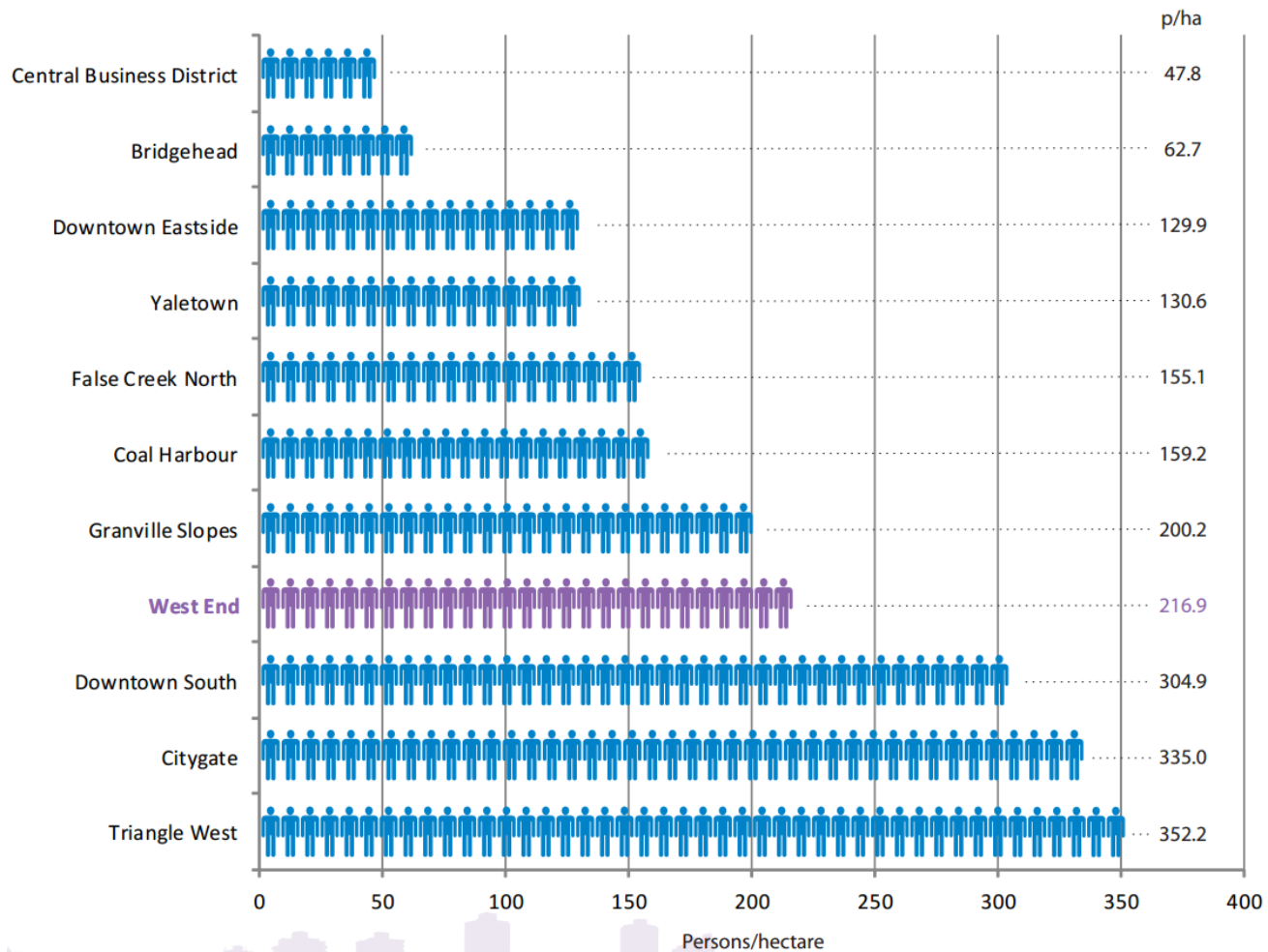
1

CONTEXT

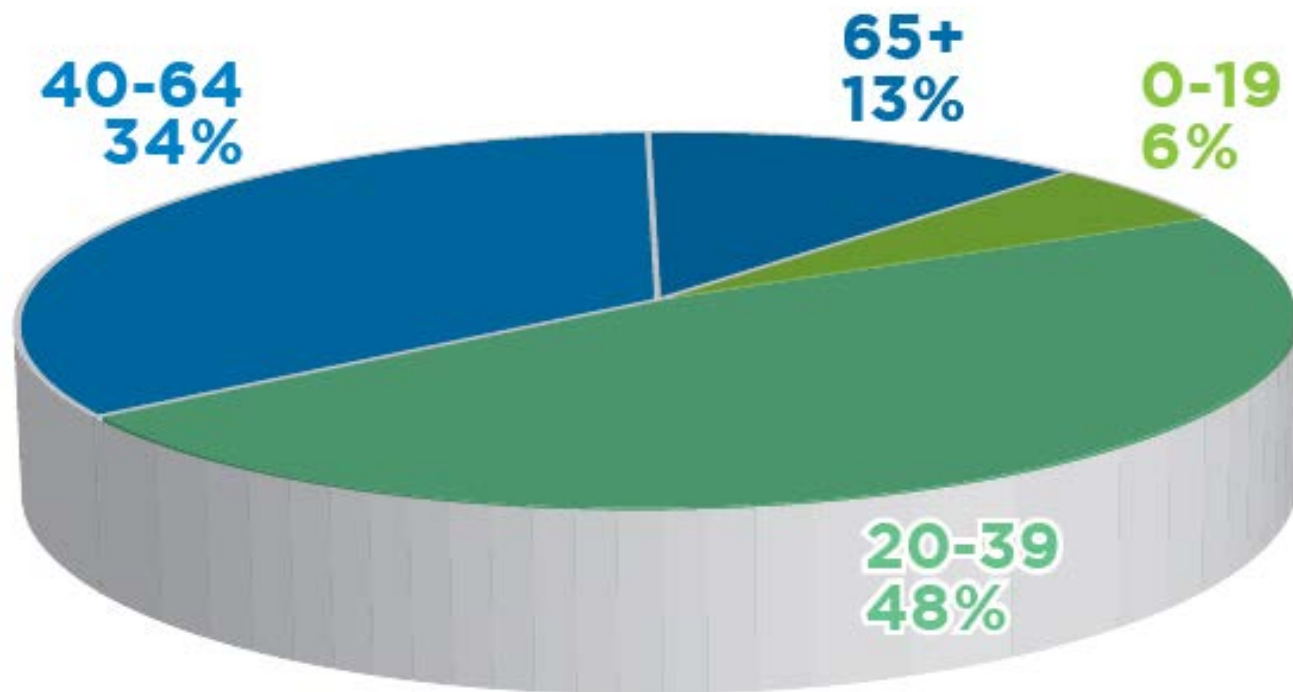
INCREMENTAL



DENSITY

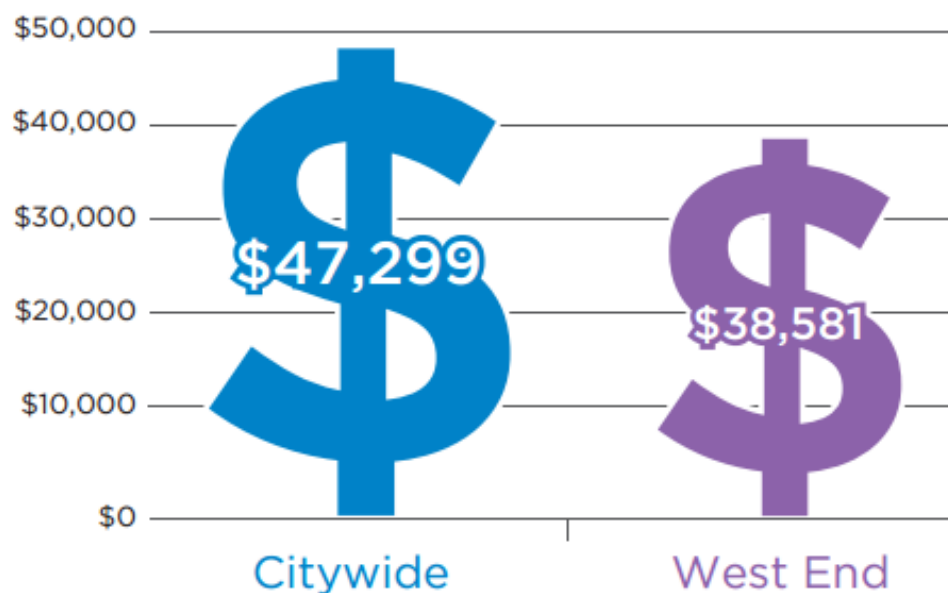


AGE PROFILE

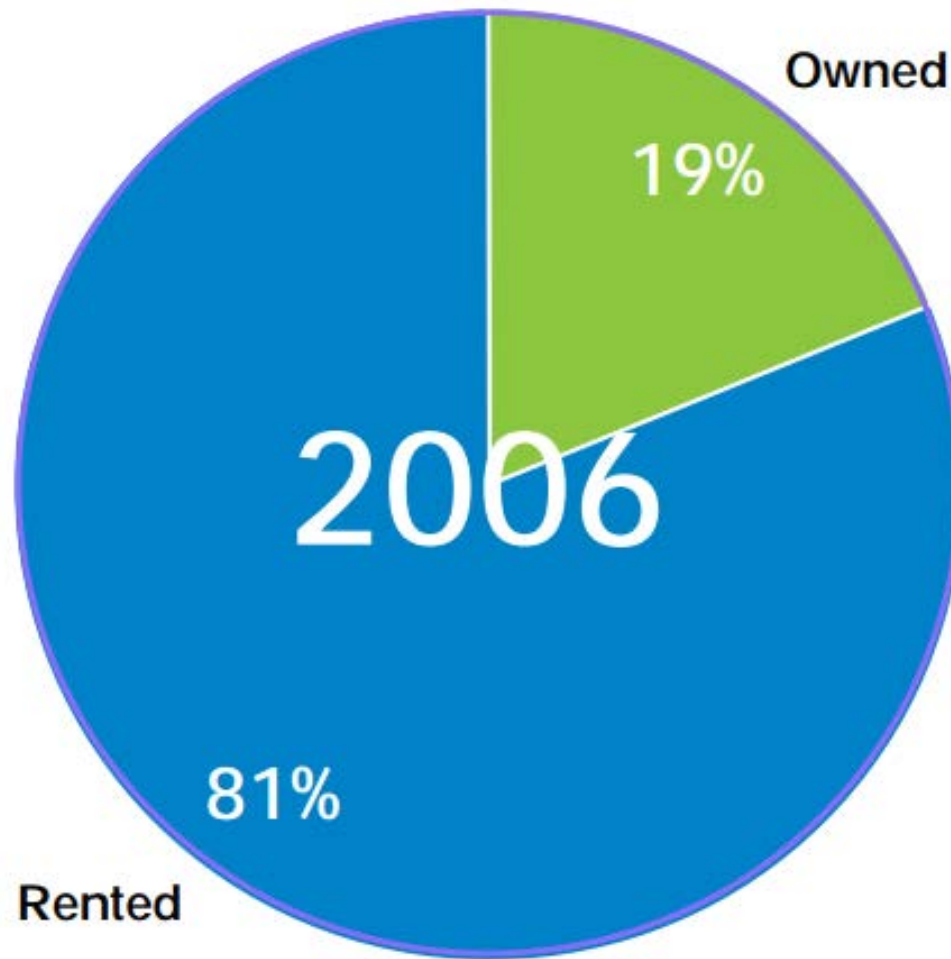


INCOME

Median Household Income (2006)

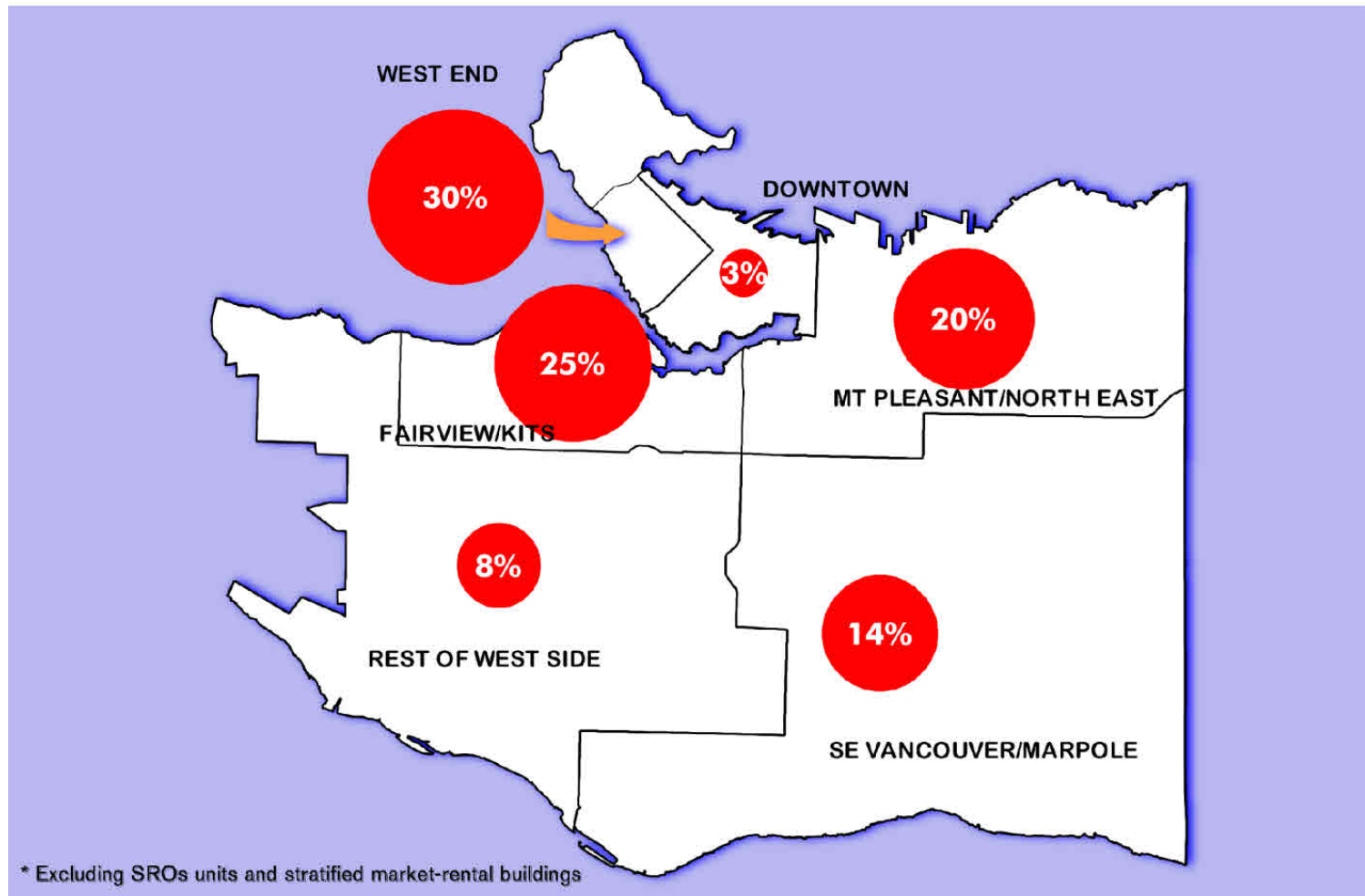


TENURE

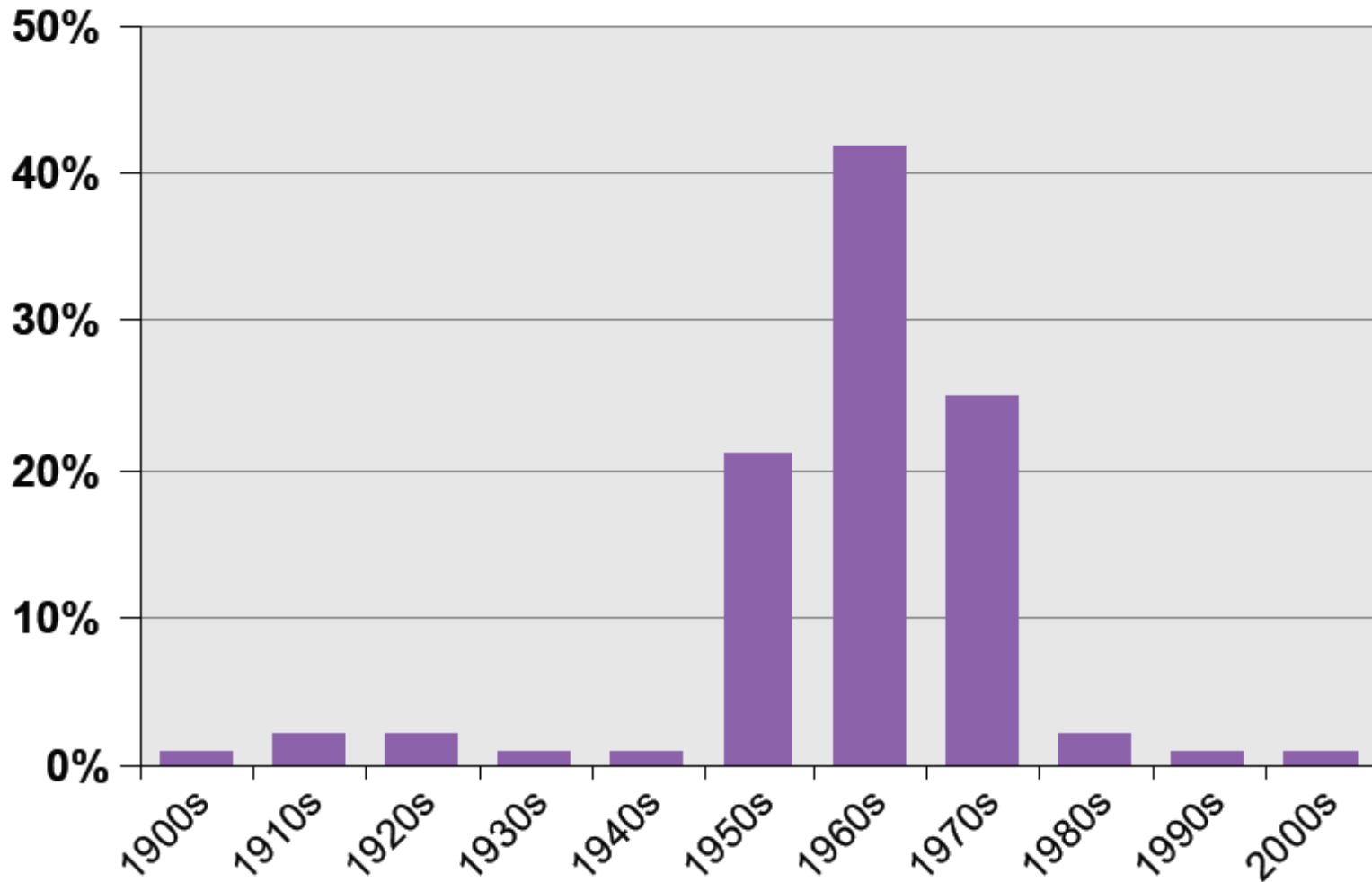


RENTAL STOCK

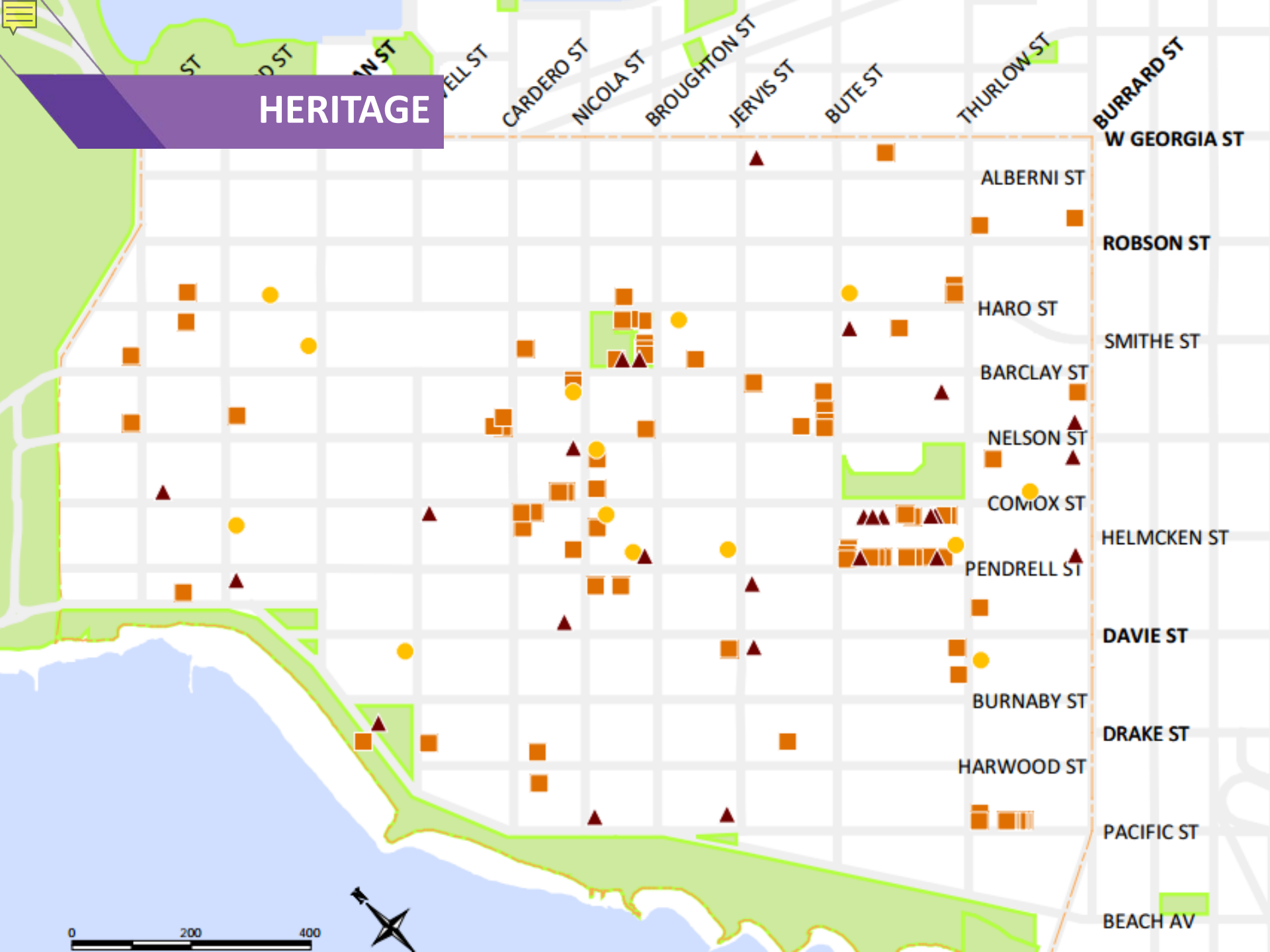
SHARE OF THE CITY'S MARKET-RENTAL STOCK UNITS*, 2009



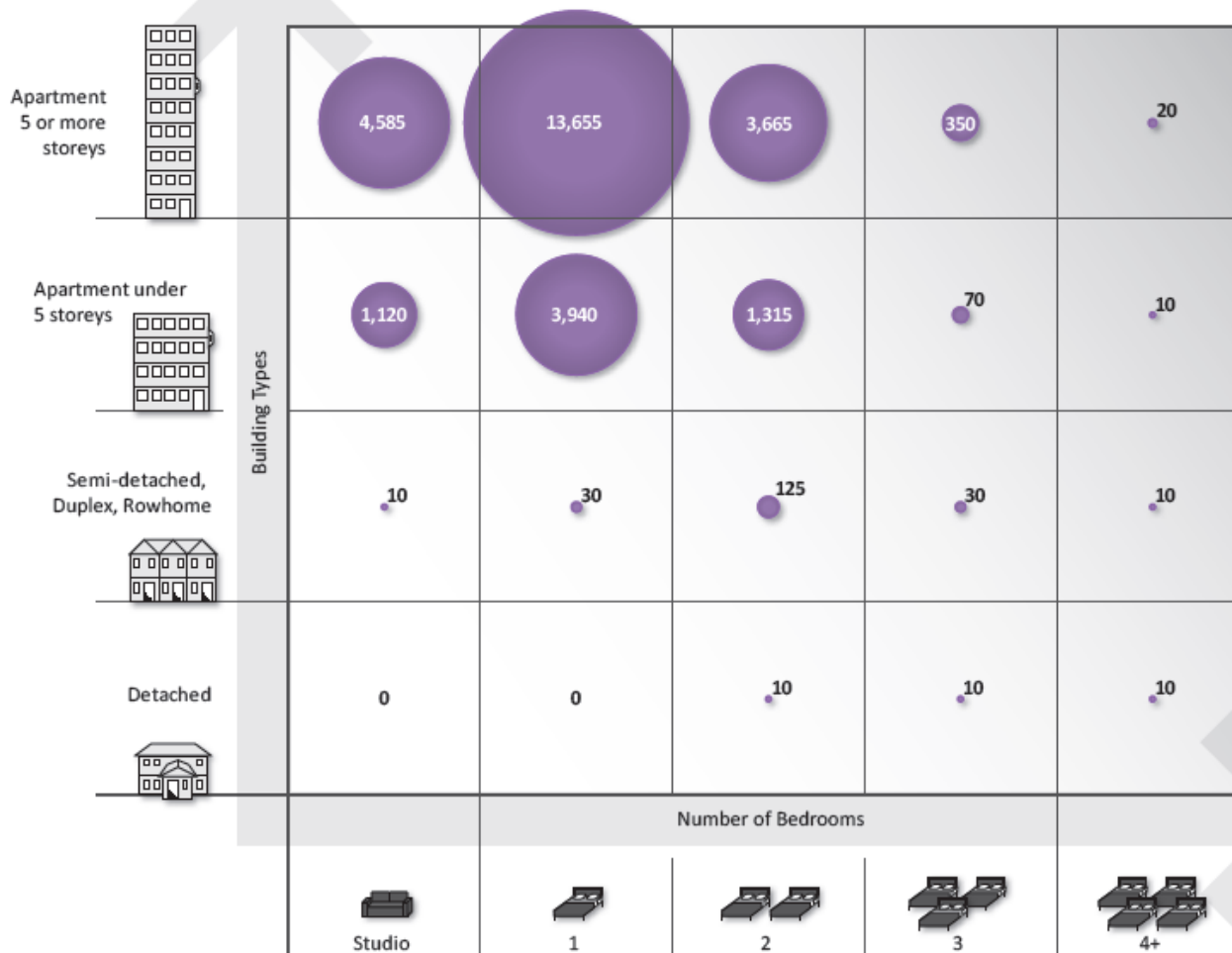
AGE OF RENTAL



HERITAGE



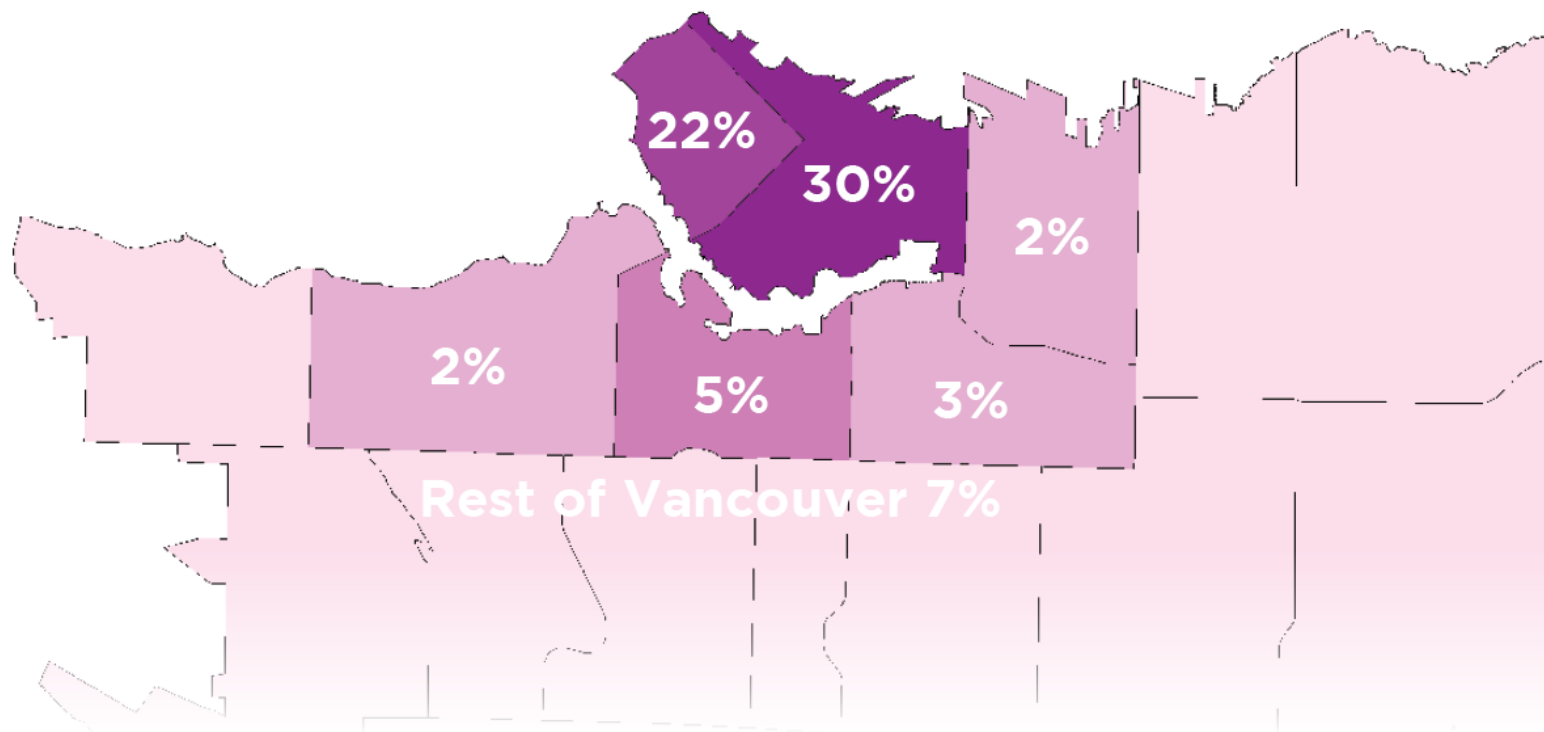
BUILDINGS



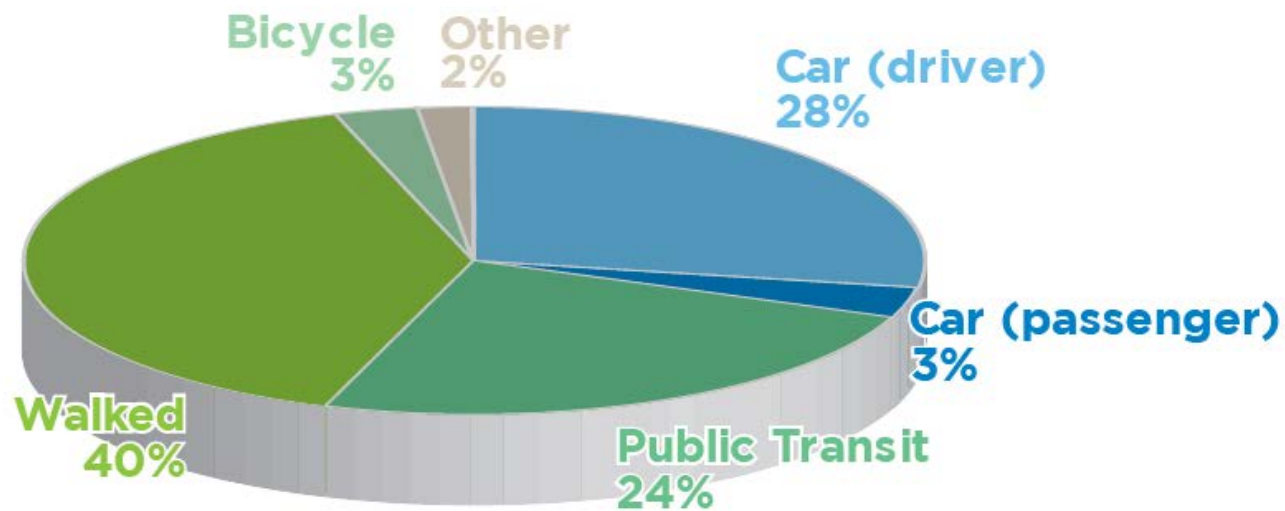
CHILDREN

Local Area	Children/Hectare
Sunset	10.0
Kensington-Cedar Cottage	9.7
Downtown	9.1
West End	8.8
Renfrew-Collingwood	8.7
City of Vancouver	6.4

PLACE OF WORK



TRAVEL TO WORK MODE SHARE



NEW JOBS

Burrard Inlet

English Bay



0 250 500
meters

CBD

30,000 jobs in
20 years

Burrard Bridge

Millie Bridge

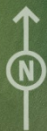
bridge



Burrard Inlet

Stanley Park

English Bay



West Georgia Street

Burrard Street

Burrard Bridge

Granville Bridge

Cambie Bridge

False Creek

QUICK FACTS

35% of peninsula
112 city blocks
45,000 residents
23,000 jobs

today

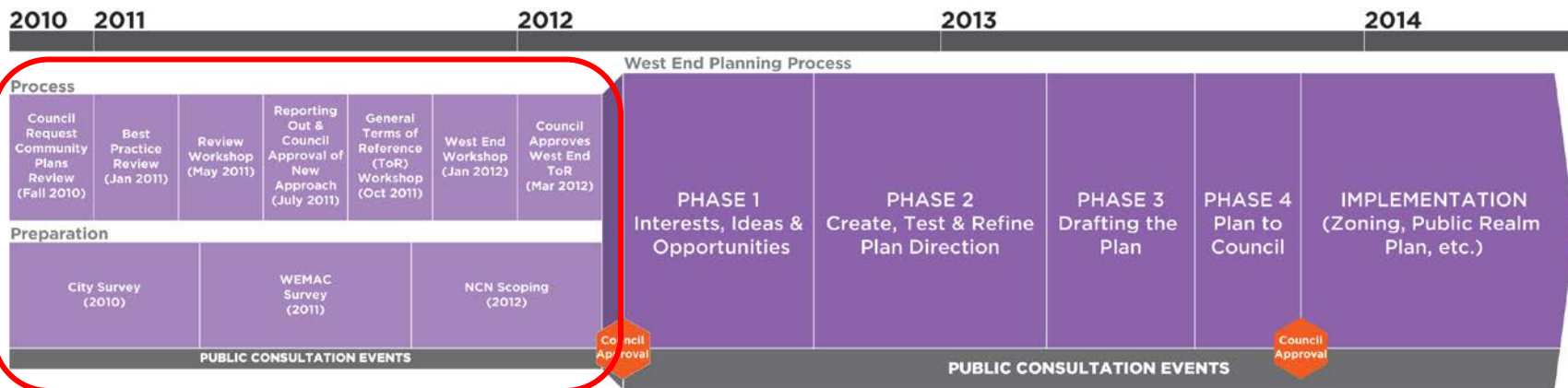
2

PRE-LAUNCH

WHAT WE WERE HEARING

- Desire for clarity and certainty
- Concerns re: “spot rezonings”
- Neighbourhood character important
- Housing affordability

PRE-LAUNCH



TERMS OF REFERENCE

- **Diversify housing and deepen affordability**
- **Protect heritage assets**
- **Revitalize local business areas**
- **Improve walkability**
- **Address on-street parking concerns**
- **Renew public facilities**

NEIGHBOURHOOD CHAMPIONS NETWORK

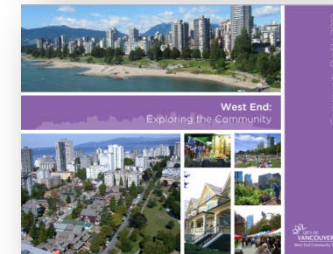
- **Process advisory group**
- **Met five times throughout process**
- **Generally online communication and through neighbourhood groups/stakeholders**
- **Helped achieve broad, inclusive and innovative engagement throughout the community**

3

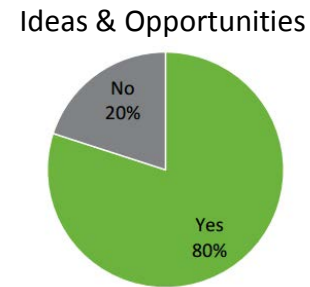
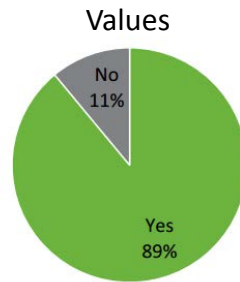
PLANNING PROCESS

LISTENING & INCORPORATING

- Heard from over **2,800 people**
- received **504 surveys**
- had **59 Community Circle** discussions
- had **39 people** attend our **walking tours**
- received **41 “great places and spaces” photos**
- participated in **18 community events**
- conducted **3 cultural asset mapping sessions**
- began a process of sharing ideas at the **Ideas Fair**



LISTENING & INCORPORATING

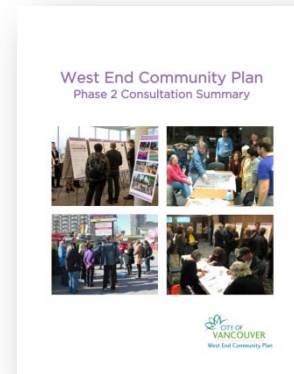


Check-in: 85% overall support
Character areas emerged as framework for plan



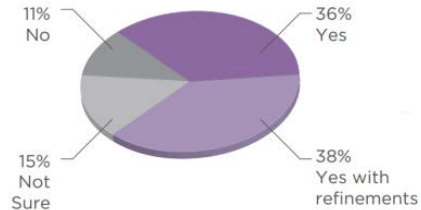
LISTENING & INCORPORATING

- Heard from over **950 people**
- received **750 surveys**
- had **76 people** attend our **commercial street workshops**
- had **32 people** attend our **laneway workshops**
- partnered with a community group to host a **local food workshop**

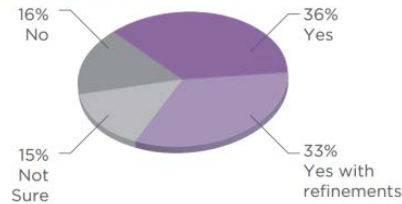


LISTENING & INCORPORATING

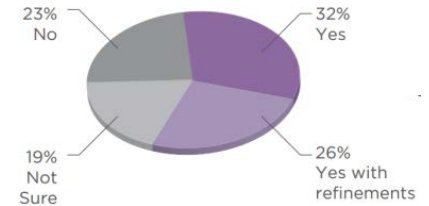
Villages



Neighbourhoods



Corridors

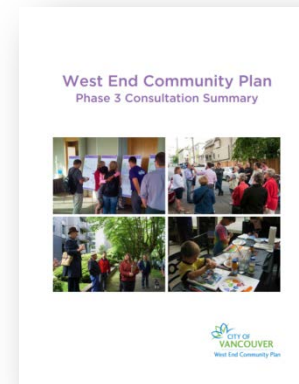


Check-in: 65% overall support for emerging directions



LISTENING & INCORPORATING

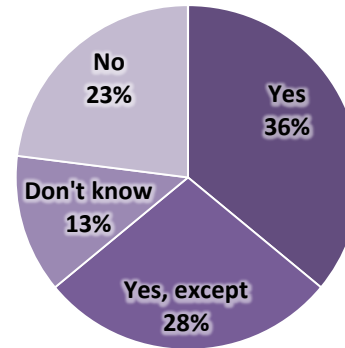
- Heard from **over 1,700 people**
- received **186 questionnaires**
- had **40 people** attend our **laneways walkshop**
- had **25 people** attend our **heritage walking tour** (with Heritage Vancouver)
- participated in **two community events** (Car Free Day and Strawberry Festival)
- partnered with community organizations and sponsors to host **two Youth Art Jams**, as well as an **Arts Open House**



LISTENING & INCORPORATING

Check-in:
66% overall support
for plan directions

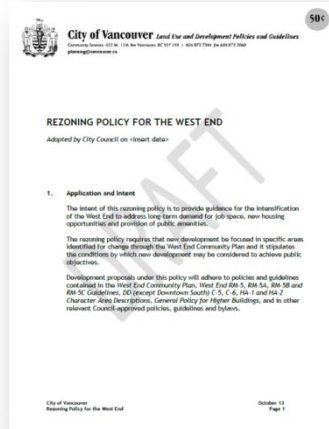
DIRECTIONS



LISTENING & INCORPORATING

West End Community Plan

DRAFT – October 2013



EXTENSIVE & INNOVATIVE ENGAGEMENT



CONSULTATION – OVERALL



389 Twitter
Followers



776 Signed-up
on Listserv



ADVERTISING

3 Community-wide
Postcard Mailouts

Newspaper Ads

Radio Interviews

Webpage

Posters, etc.

4

WEST END COMMUNITY PLAN

KEY ELEMENTS

Policies (West End Community Plan)

Public Benefits Strategy (part of the Plan)

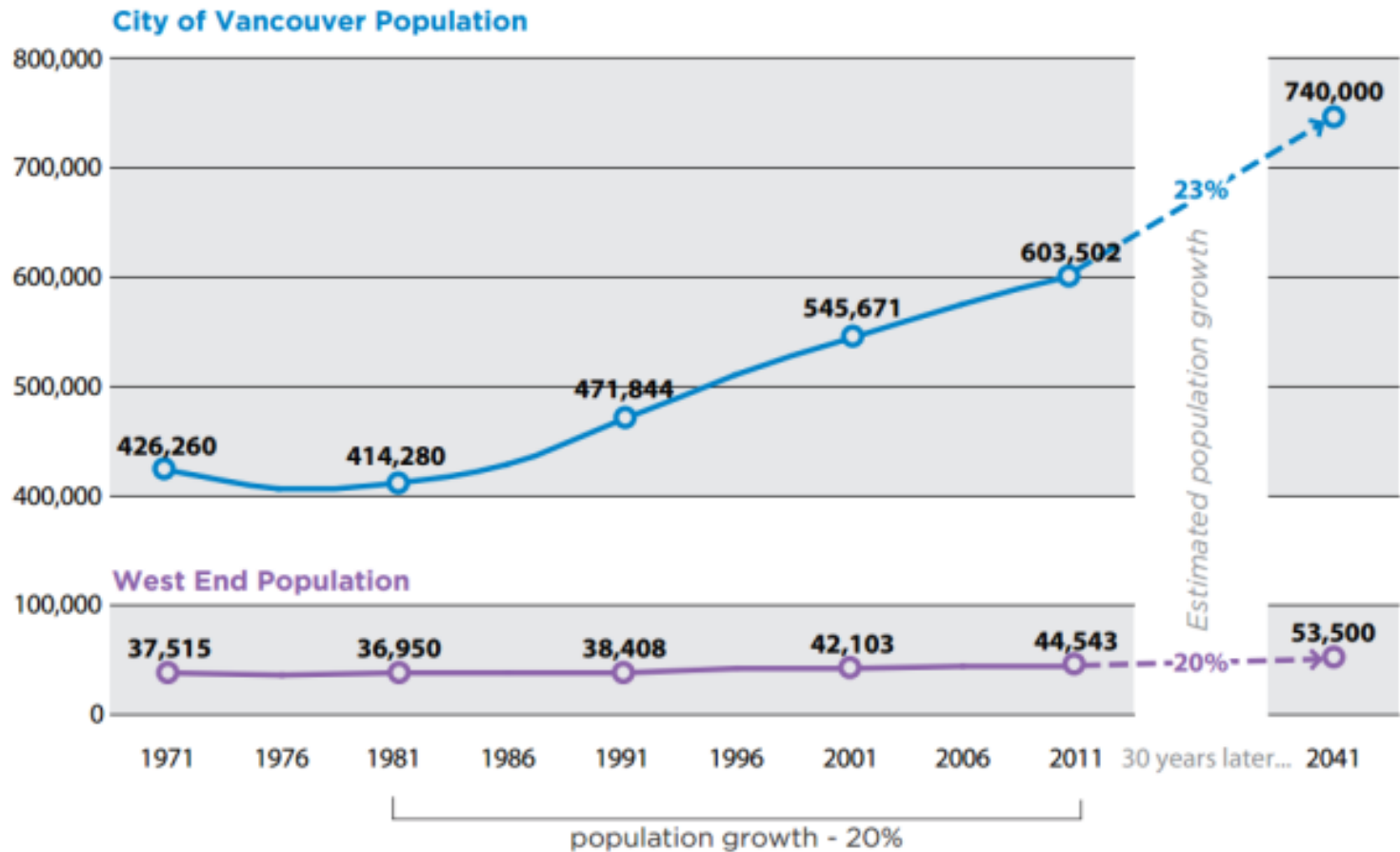
Rezoning policy (Implementation tool)

Zoning (Implementation tool)

Guidelines (Implementation tool)

GROWTH (2041)

Population Growth to 2041

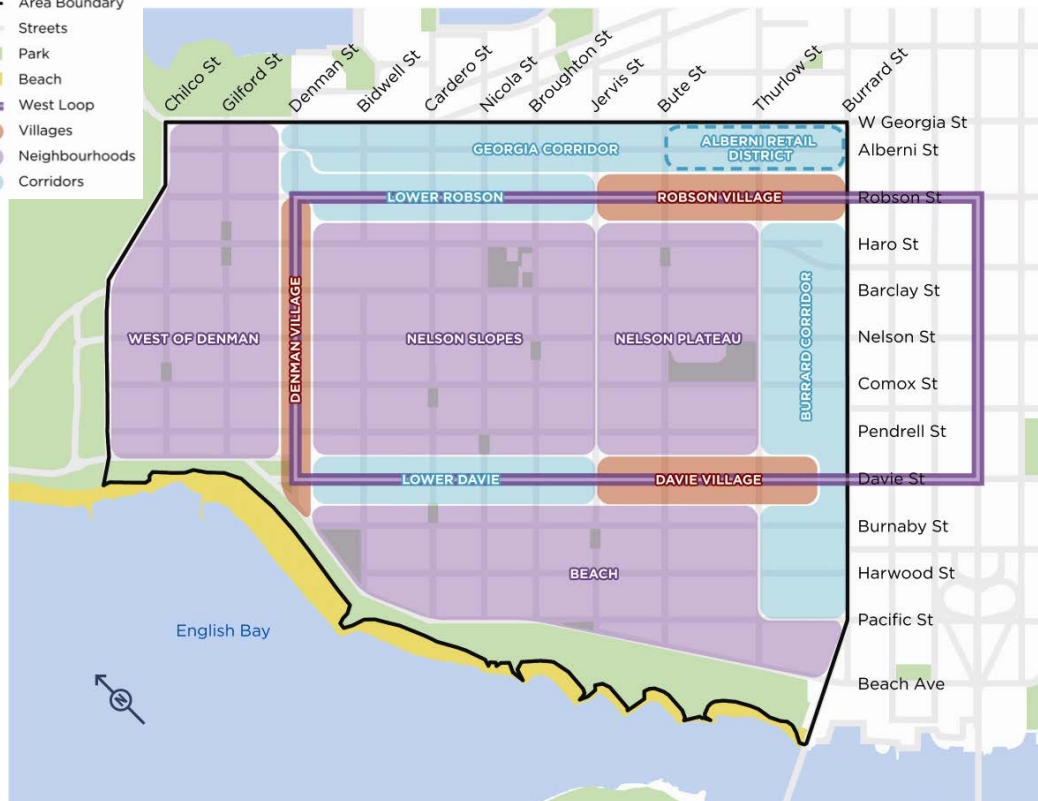


A CHARACTER DEFINED APPROACH...

CHARACTER AREAS

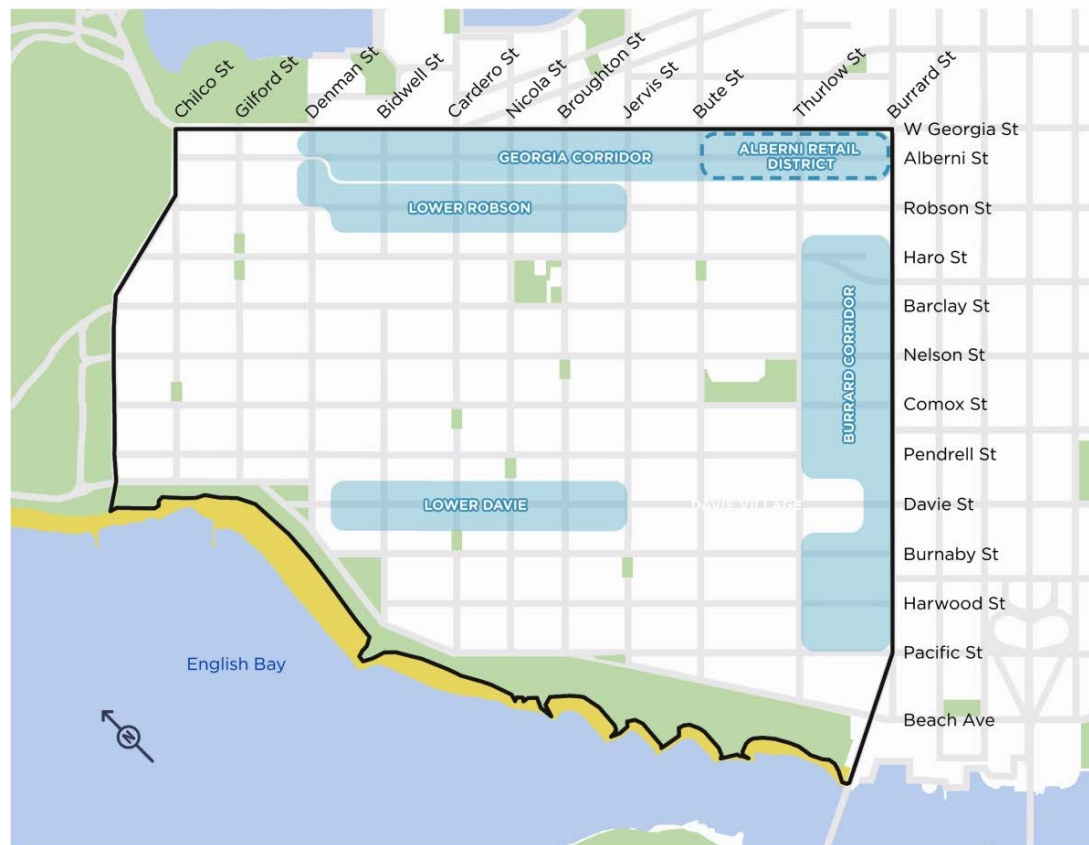
LEGEND

- Area Boundary
- Streets
- Park
- Beach
- West Loop
- Villages
- Neighbourhoods
- Corridors



CORRIDORS

The plan recognizes the corridors as opportunities for new housing and job space that are close to transit, services and amenities.



Strategy

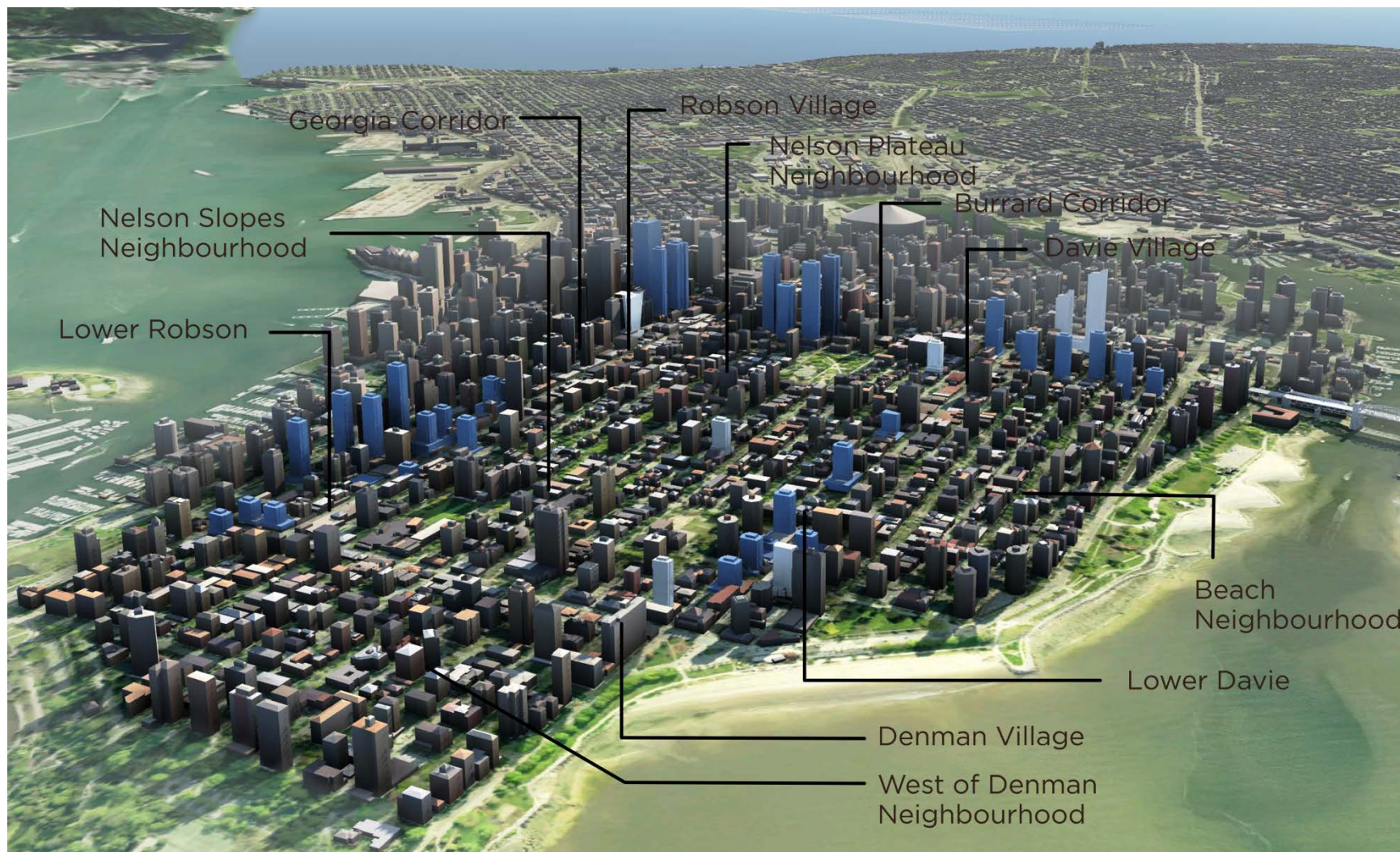
Areas for major change including opportunities for additional housing and jobs

Strengthen Alberni Retail District

Will support community amenities (e.g. WECC, Library, Public Realm improvements, etc.)

CORRIDORS

6,000 – 8,000 new residents (2041)
7,000 new jobs (2041)



Note: This illustration shows where new growth could occur under the West End Community Plan.

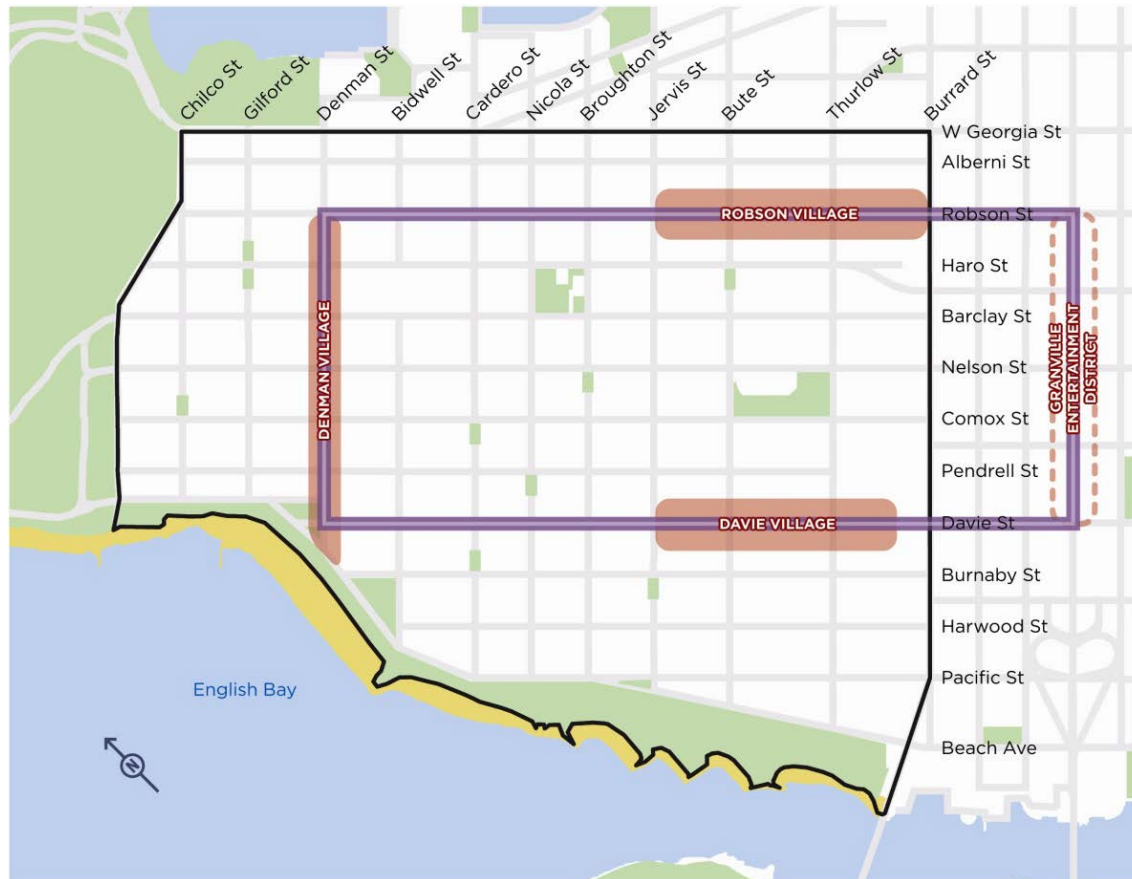


VILLAGE STRATEGY

A village is a low scale **local business** area that embodies a **distinct history, personality and character**. It is a destination that is **walkable** and provides local residents, people working in the area, or visitors an attractive opportunity to **shop, socialize, or stroll**.

VILLAGE STRATEGY

Foster three distinct, memorable and vibrant village areas



Strategy

Revitalize and support business

Increase allowable commercial density

Invest in public space improvements (lighting, placemaking, etc)

Wider sidewalks with room for patios

Limit new residential to avoid conflicts with noise, lighting, celebration, etc

Increase housing within walking distances

NEIGHBOURHOODS

The plan will recognize the character of the neighbourhoods, protect the existing rental stock, and provide opportunities for laneway infill housing.



Strategy

Areas for modest change

Maintain character

Protect heritage (117 out of 124 character homes)

750-1,000 new residents living in rental infill homes, primarily for families with children (Laneways 2.0)

LANEWAYS 2.0

Figure 5: West End Laneway Typology Map



Strategy

Area A: Primarily 4 storey infill (100% rental)

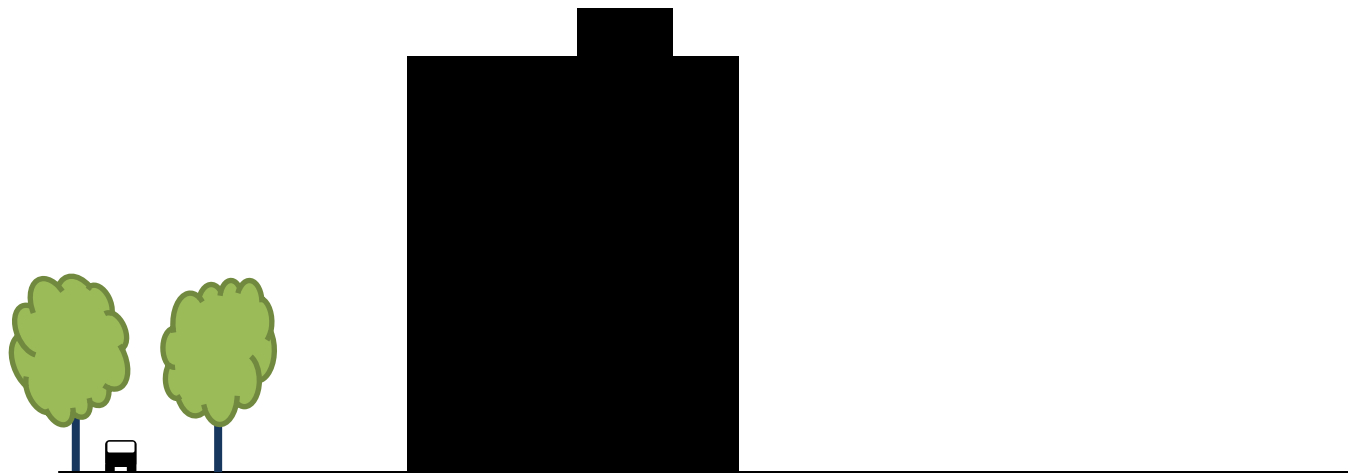
Areas B + C: Primarily 6 storey infill (100% rental)

Strata infill considered for HRAs (e.g. heritage houses)

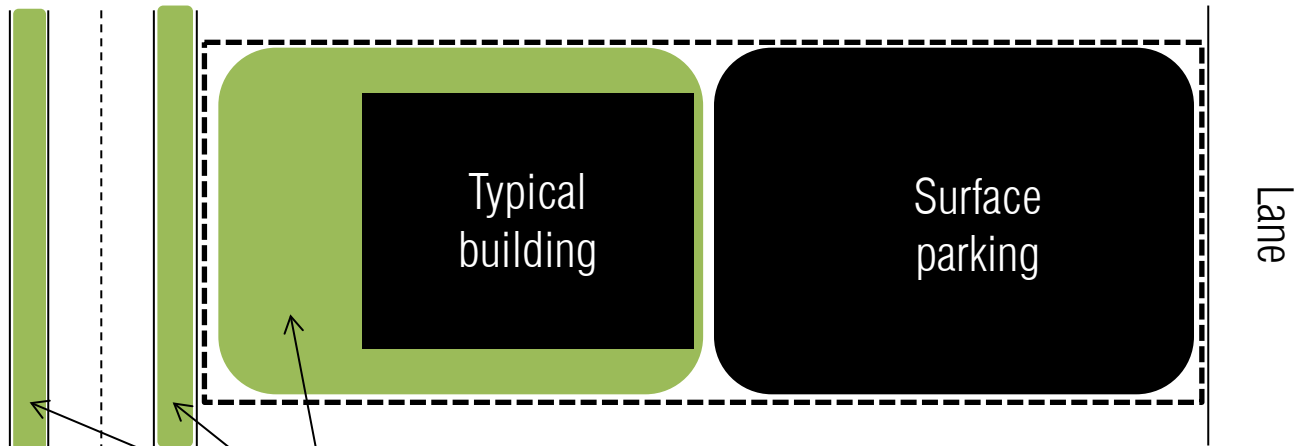
LANEWAYS 2.0



Typical Existing Condition



Street

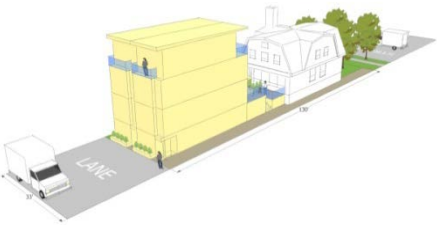
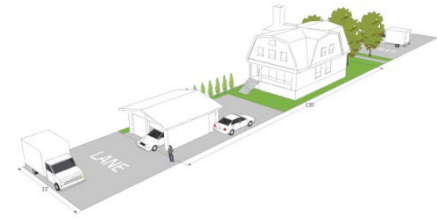


Landscaping

RHYTHM



33' lots



66' lots



99-199' lots



200'+ lots



LANEWAYS 2.0



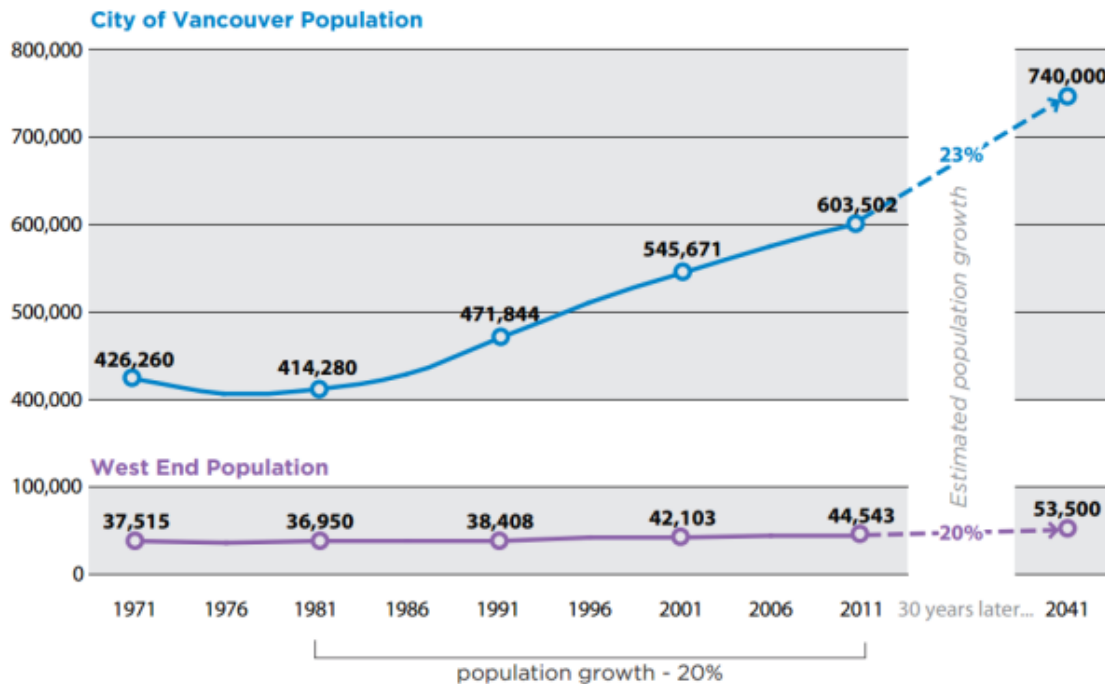
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PUBLIC BENEFITS STRATEGY

PUBLIC BENEFITS

The plan establishes priorities for non-market housing, and the renewal of public facilities, parks and open spaces, and commercial streets

Population Growth to 2041



Strategy

Include a detailed public benefit strategy as part of the Plan

Provide clarity towards where investments are needed

PUBLIC BENEFITS



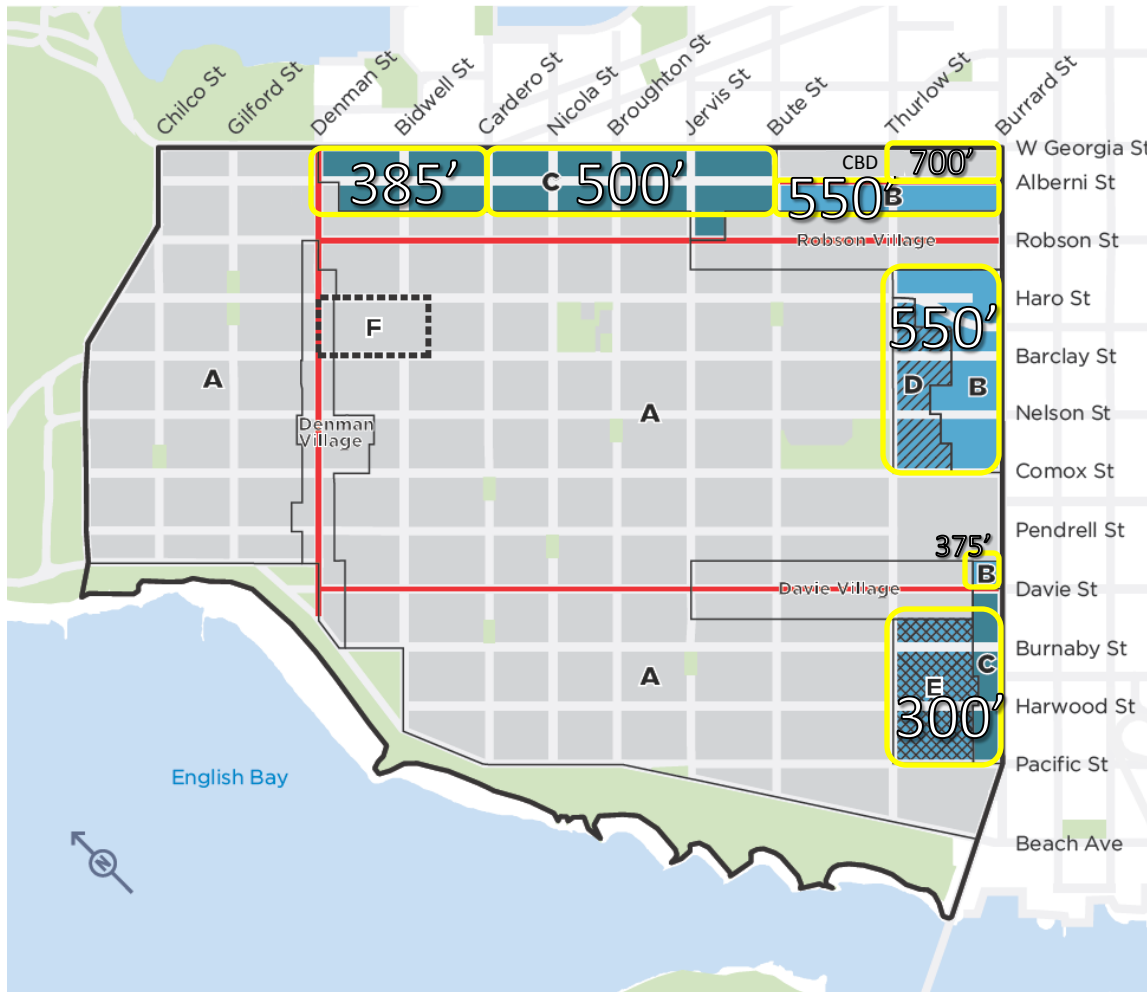
Strategy

- Renew/expand West End Community Centre & Library
- Rebuild/replace Aquatic Centre
- Village public realm improvements
- Renew/expand social facilities (e.g. Qmunity)
- Upgrade/expand childcare facilities
- New secured market rental and social housing**
- Upgrade Seawall (e.g. new lighting)
- Upgrade/expand walking and cycling routes
- Replace one fire hall

6

REZONING POLICY

REZONING POLICY



Rezoning Policy

Area 'A' - No rezonings, except for 100% social housing (CBD excluded)

Areas 'B' & 'C' - Rezoning considered for public benefits

Areas 'D' & 'E' - Rezoning considered for social housing (>25%)

Area 'F' - Rezoning for future public facility improvements

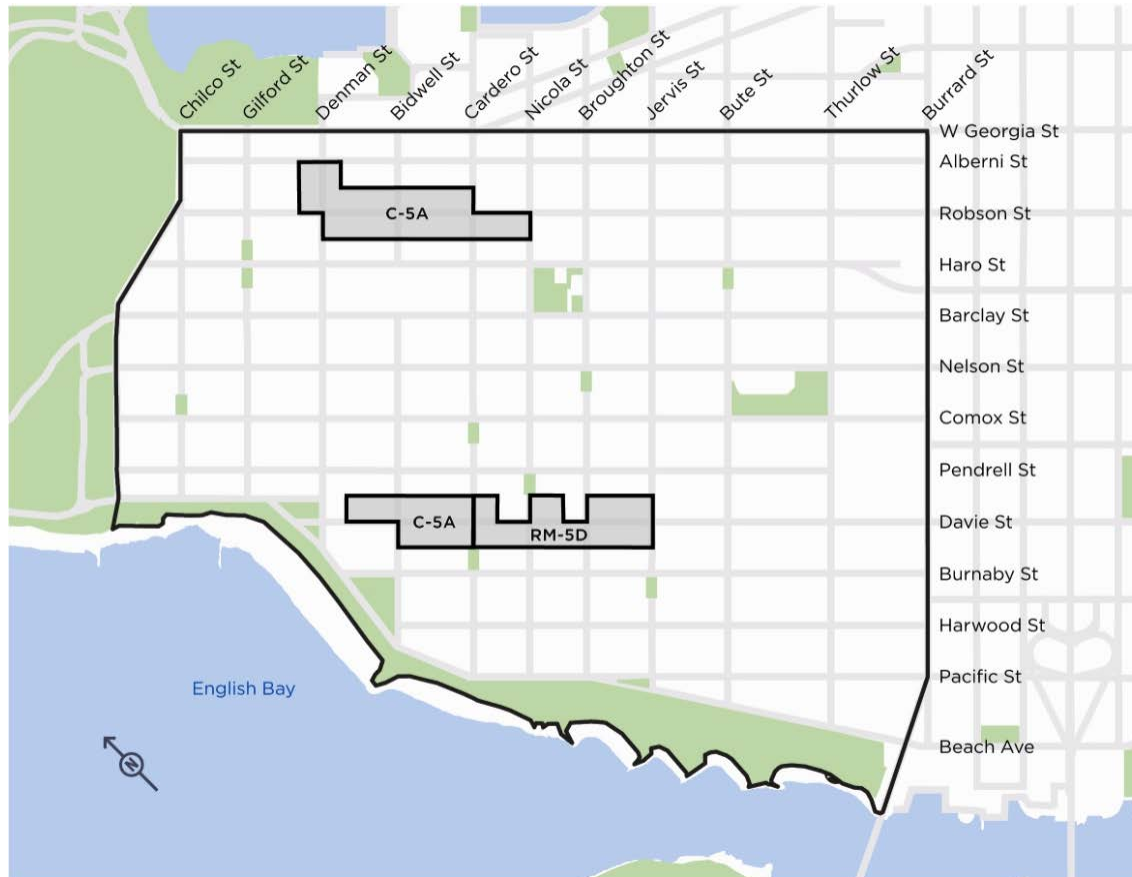
Min. frontage requirement - 130'

7

PROPOSED ZONING CHANGES

(referred to Public Hearing in early 2014)

ZONING CHANGES



C-5A

Outright: 60', 2.2FSR
(1 FSR res)

Conditional: up to 210',
7 FSR for 20% social
housing or 100% rental

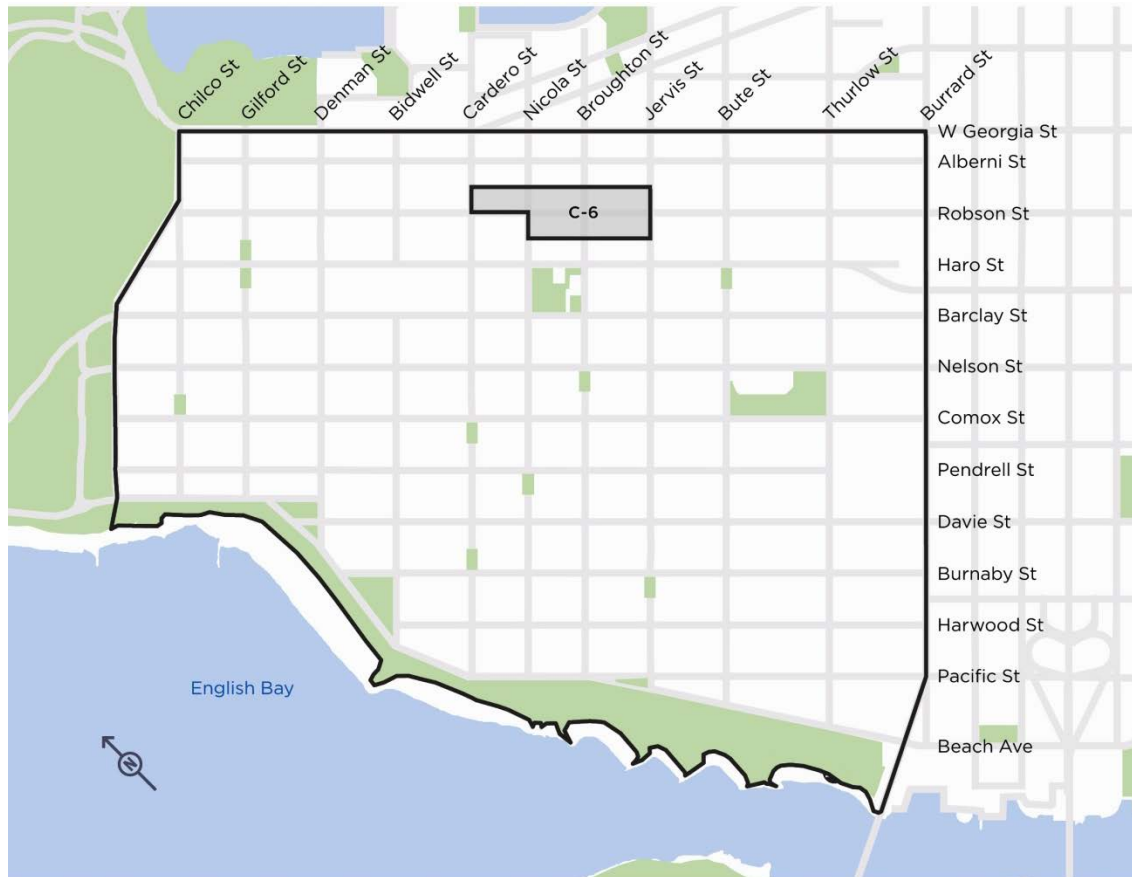
RM-5D

Outright: 60', 2.2 FSR

Conditional: 190', 7 FSR
for 20% social housing

Min. frontage req. – 130'

ZONING CHANGES



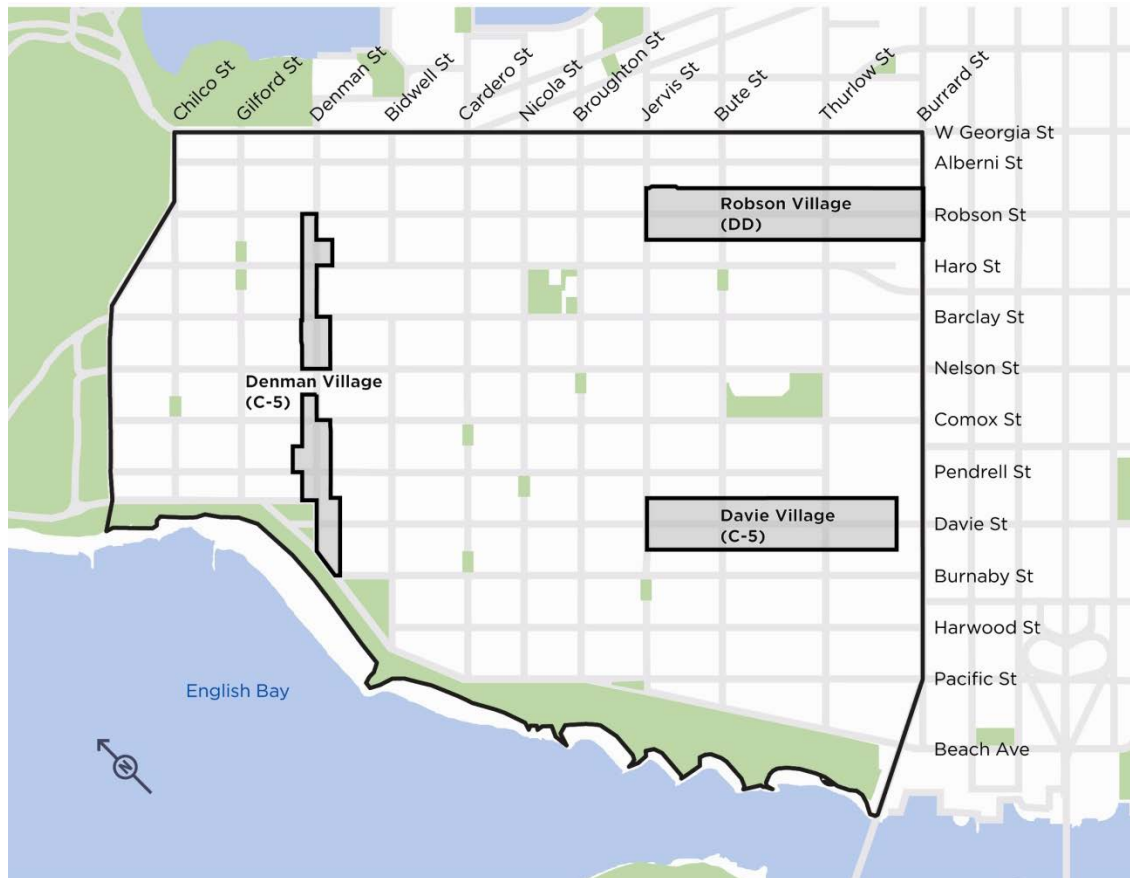
C-6

Outright: 60', 2.5 FSR (1 FSR res)

Conditional: 300', 8.75 FSR for 20% social housing

Min. frontage req. – 130'

ZONING CHANGES



C-5

60', 2.2 FSR

- Increase commercial density
- Add hotel
- Remove residential

DD Area 'E' (Robson)

70', 3 FSR

- Increase commercial density
- Remove residential

8

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