

WEST END PLAN

Implementation - By-law amendments

RECOMMENDATIONS

The Downtown District Official Development Plan, in Area E (Robson Village), to limit residential as a permitted use and 'grandfather' existing residential

The Zoning and Development By-law:

- Create definition for secured market rental housing
- Add definition for social housing (as per DCL By-law)
- Create two new districts – RM-5D and C-5A
- Provide density bonuses for social housing (RM-5D, C-5A and C-6) and secured market rental housing (C-5A and C-6)
- Permit secured market rental housing as lane-way infill in the neighbourhoods (RM-5, RM-5A and RM-5B)
- Increase permitted commercial density in C-5, C-5A and C-6 from 1.2 to 2.2 FSR
- Delete residential as a permitted use in the villages (C-5)

The Rental Housing Stock Official Development Plan as a consequential amendment (insert RM-5D as a district where 'rate of change' for rental housing applies)

OUTLINE

- 1.** Considerations
- 2.** Definitions
- 3.** Areas for change
- 4.** Recommendations

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CONSIDERATIONS

KEY CONSIDERATIONS

A PLAN THAT:

Provides **CLARITY & CERTAINTY**

Respects **CHARACTER**

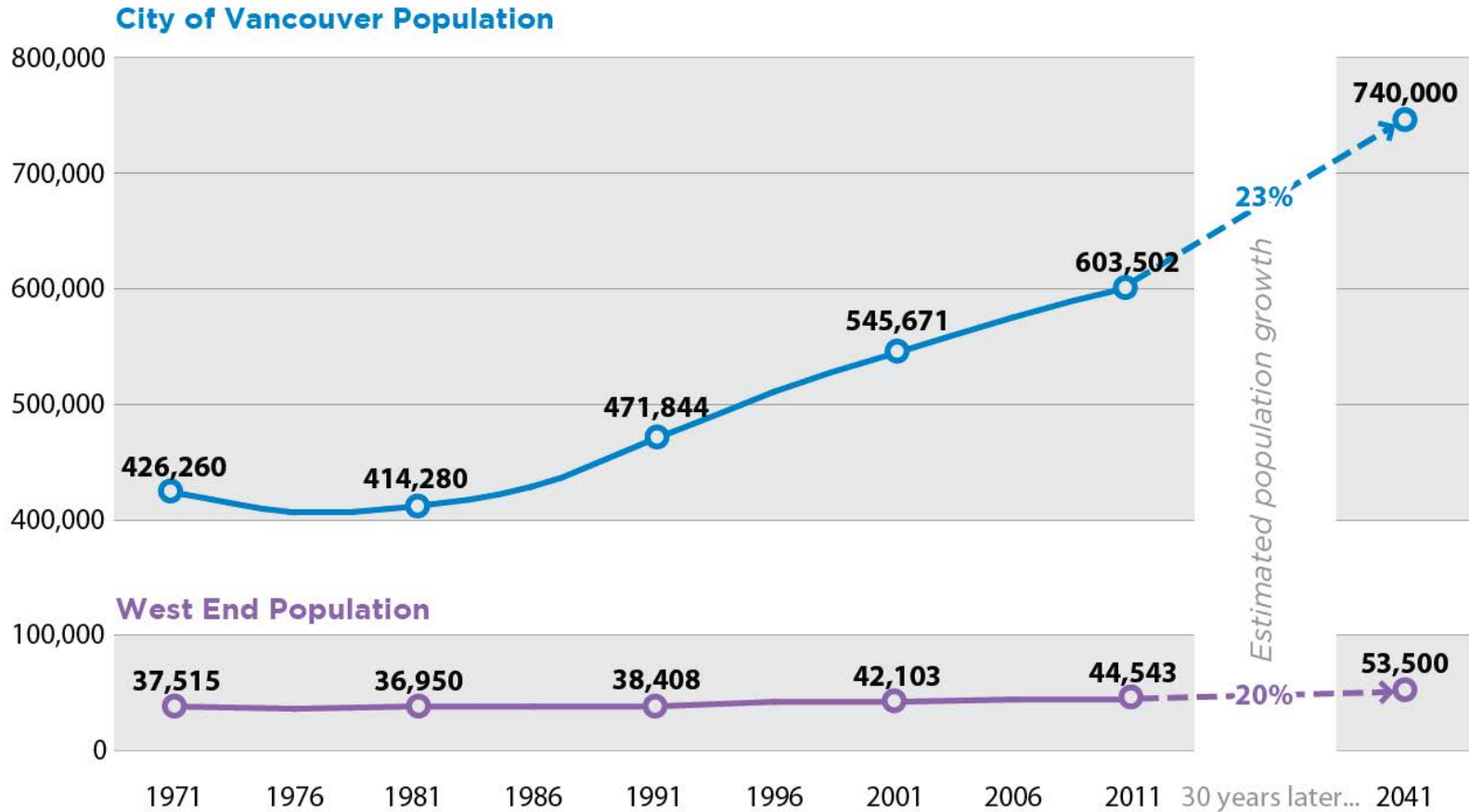
Improves **LIVABILITY**

Deepens **AFFORDABILITY**

Supports **LOCAL BUSINESS & VIBRANCY**

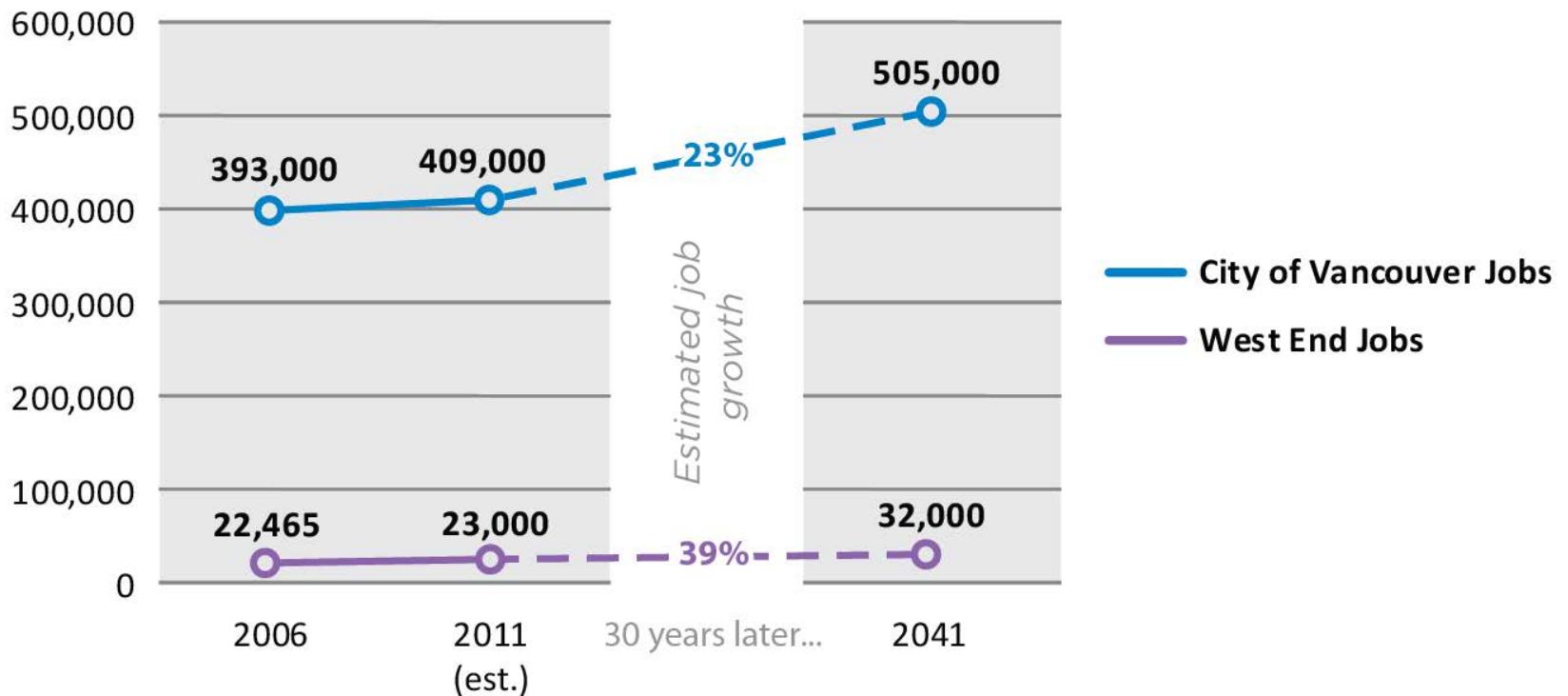
KEY CONSIDERATIONS

Modest Population Growth to 2041



KEY CONSIDERATIONS

Significant Job Growth to 2041



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DEFINITIONS

DEFINITIONS

Proposed for the Zoning By-law are definitions for “social housing” and “secured market rental housing”.

Definitions are needed to allow bonus density provision along Lower Davie and Lower Robson (RM-5D, C-5A, and C-6 districts).

SOCIAL HOUSING (existing):

Defined by Vancouver Development Cost Levy By-law 9755 and by Area Specific Development Cost Levy By-law 9418.

SECURED MARKET RENTAL HOUSING (new):

*“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 60 years or the life of the building, or for such other term as may be agreed upon by the city and the owner.”*

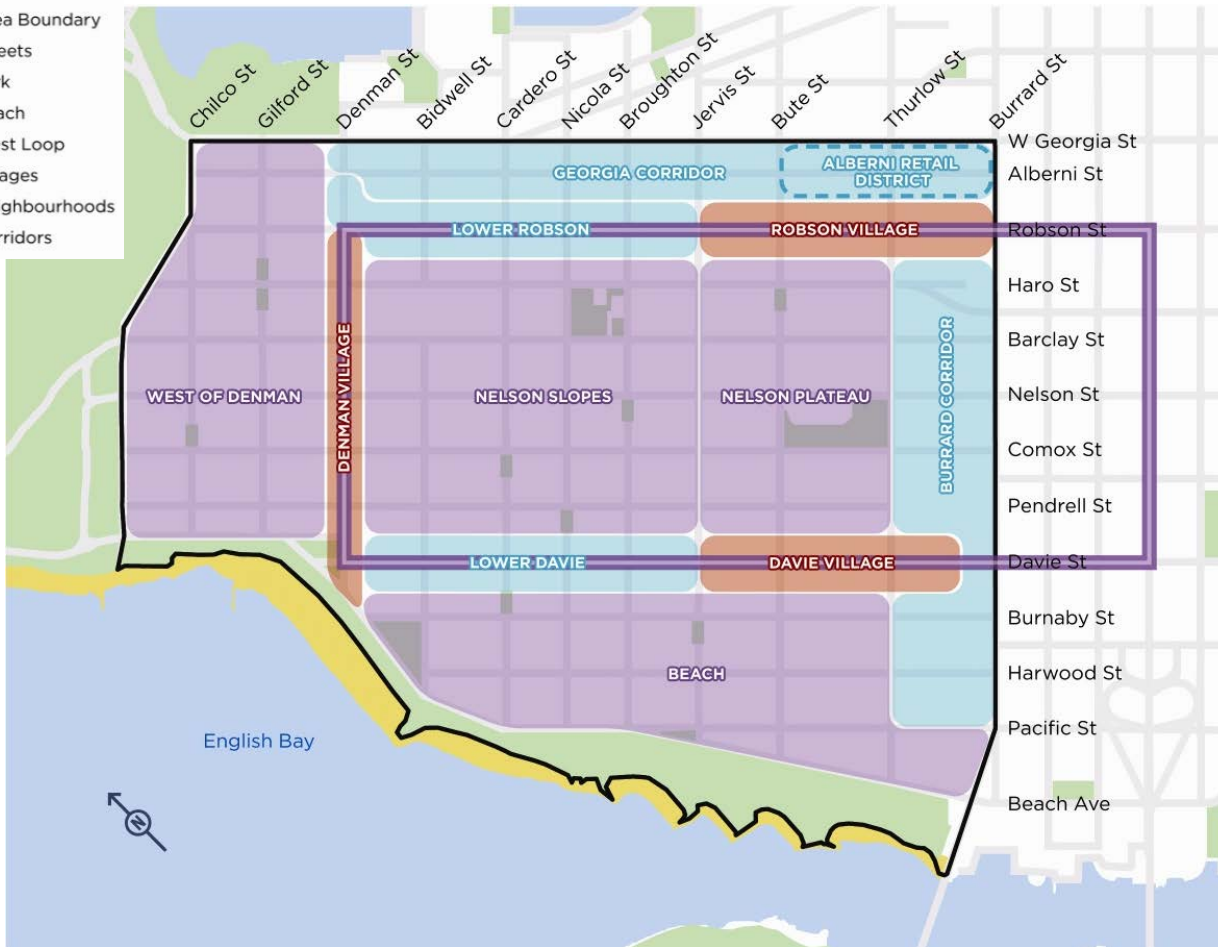
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AREAS FOR CHANGE

CHARACTER AREAS

LEGEND

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



Villages



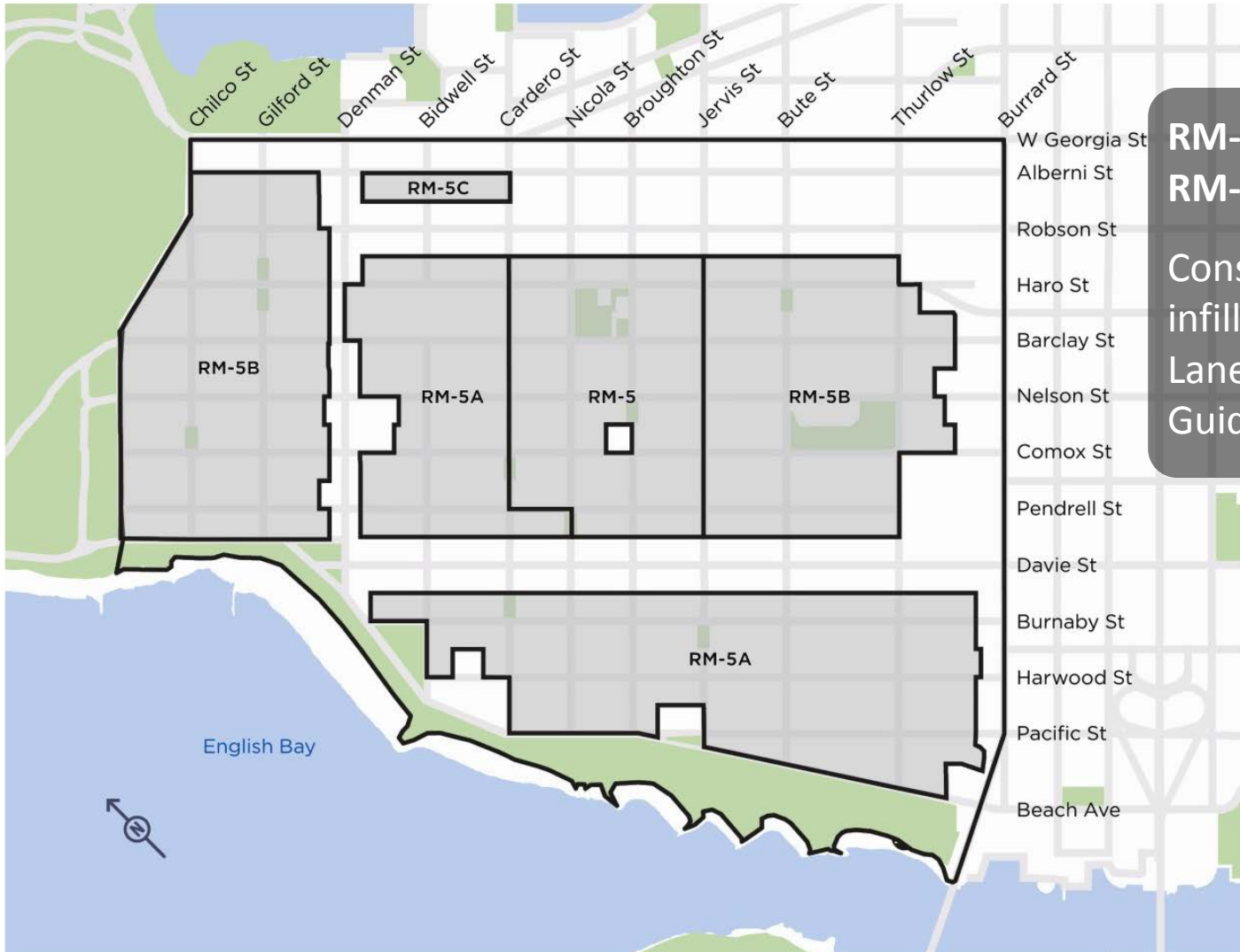
Neighbourhoods



Corridors



NEIGHBOURHOODS



RM-5, RM-5A, RM-5B, and RM-5C

Consideration of laneway infill in accordance with Laneways 2.0 Infill Guidelines

ROBSON SLOPES



C-6

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

Conditional: 300', 8.75 FSR for 20% social housing or 100% rental

Min. frontage req. – 130'

LOWER DAVIE/ROBSON



C-5A
Outright: 60', 2.2FSR
(1 FSR res)
Conditional: up to 210',
7 FSR for 20% social
housing or 100% rental
Min. frontage req. – 130'

DAVIE SLOPES



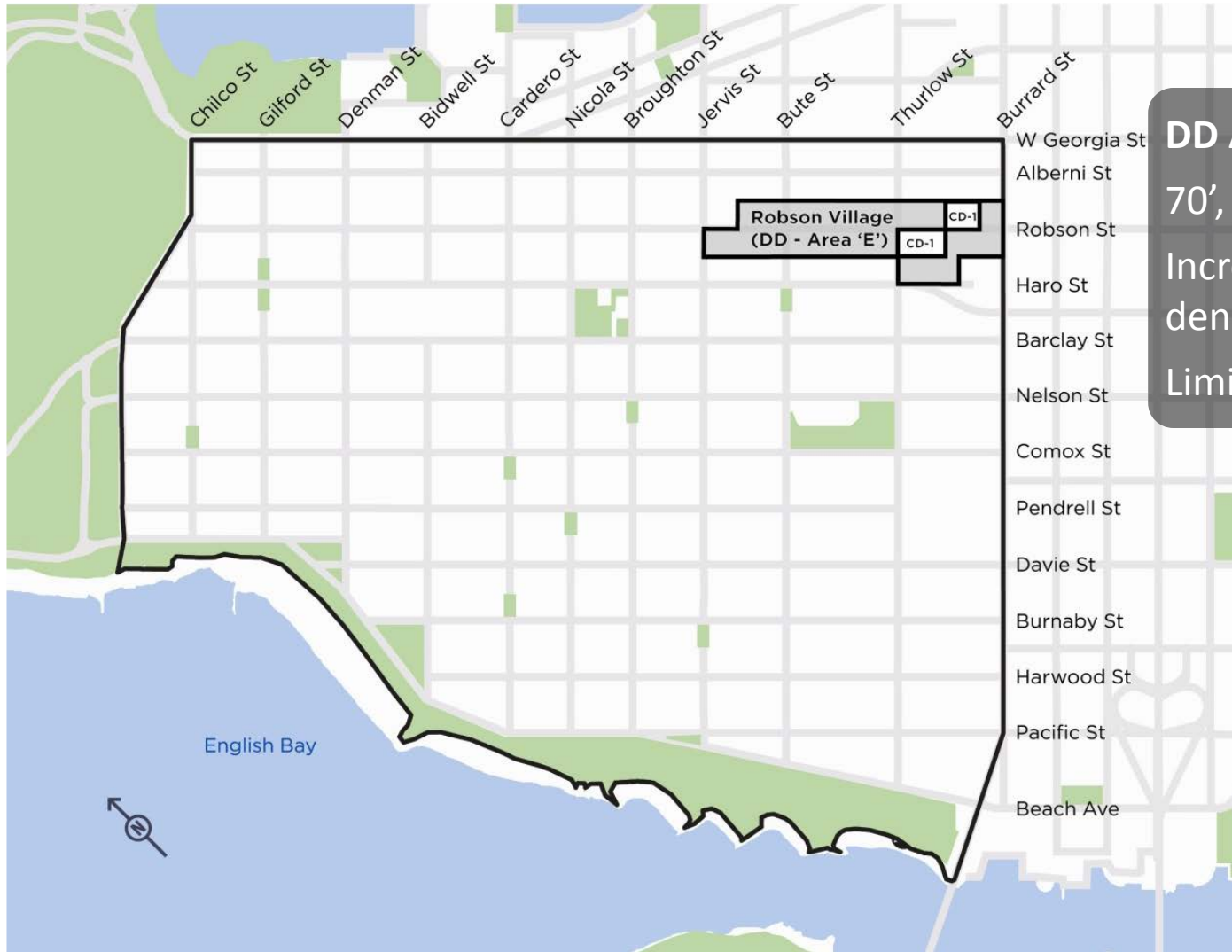
RM-5D
Outright: 60', 2.2 FSR
Conditional: 190', 7 FSR
for 20% social housing
Min. frontage req. – 130'

DAVIE & DENMAN VILLAGES



C-5
60', 2.2 FSR
Increase commercial density
Add hotel
Limit new residential

ROBSON VILLAGE



DD Area 'E' (Robson)
70', 3 FSR
Increase commercial density
Limit new residential

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