

12 Housing

Summary of Proposals

General Objectives

- To make the most of the opportunity presented by an underused 'brownfield site' within the city
- To provide new housing in Vancouver to meet demand and reduce the need for urban sprawl
- To provide a variety of housing types to meet the needs of different households e.g. people on low incomes, families, seniors etc.
- To provide the public amenities (parks, schools, community centre, childcare etc) needed to support the new population
- To provide housing in close proximity to local commercial services

Housing Density and Population

- The Application proposes housing densities of 1.95 to 2.75 FSR. (FSR = Floor Space Ratio; a measure of density based on the amount of building floorspace on a given parcel of land. The higher the number the higher the density)
- The Application proposes between 6,000 and 6,400 housing units
- The estimated population is 12,800 (plus or minus 2% depending on the housing mix) at the completion of the development (expected around 2032).

Housing Types

- The Application proposes a range of housing types to meet the Policy Statement objectives, including:
 - Rowhouses; townhouses; low, mid and high-rise apartments; as well as live/work units
 - 35% of housing units suitable for families (*The City standard for major projects is typically 25%*)
 - 20% affordable housing for people on low incomes
 - Housing suitable for seniors to allow people to remain in the community as they age

Points to Consider

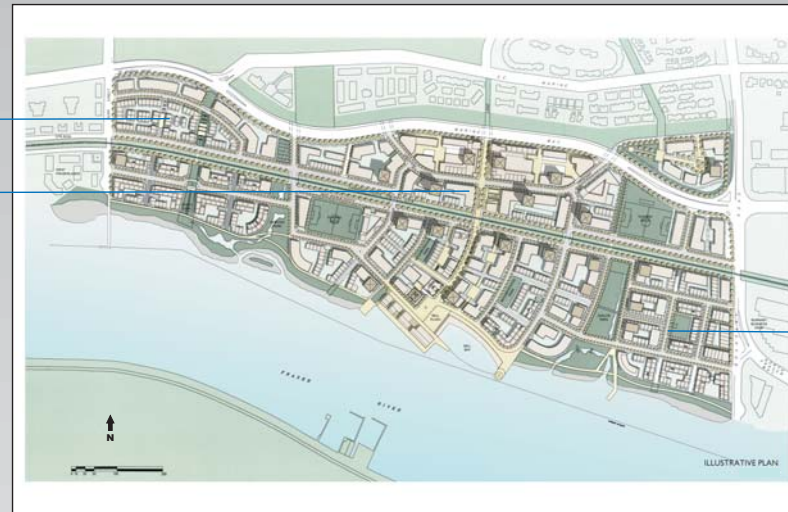
- The density of housing and amount of population proposed in the Application are higher than envisaged in the Policy Statement, which anticipated housing densities of 1.5 to 2.0 FSR and a target maximum population of 10,000.
- When considering this proposed increase in density and population a number of factors have to be balanced:
 - Planning objectives to provide housing to meet growing demand and concentrate it in the regional core to reduce urban sprawl.
 - The fact that there is an economic balance between housing density and the cost of providing public amenities. In this case, the increased density is required to pay for the amenities shown in the Application.
 - The need to ensure that the development does not overwhelm the existing neighbourhood in terms of traffic and use of facilities. The City is currently undertaking an assessment of the facilities that will be needed by the East Fraserlands population.

Western Neighbourhood

- Characteristic Housing Types:
- Rowhouses
 - Townhouses
 - Low-rise Apartments

Neighbourhood Centre

- Characteristic Housing Types:
- Low to mid-rise apartments
 - Mixed-use buildings (retail ground floor, residential above)
 - High-rise apartments
 - Townhouses
 - Live-work units



Eastern Neighbourhood

- Characteristic Housing Types:
- Low to mid-rise apartments
 - Townhouses
 - Industrial live/work units

Housing Types

Townhouses and Duplexes



Low/Mid-rise Apartments



High-rise Apartments



Live-work



Mixed-use Buildings



Non-market Housing



Seniors Housing



Family Housing



Drawings by:

Duany Plater-Zyberk & Company
James KM Cheng Architects Inc.
Don Wuori Design



City of Vancouver