

# 4 Residential Use

## Introduction

### Residential Use

Multi-family housing (e.g. Townhouses and apartments) is the main land use being proposed for East Fraserlands. According to the region's growth strategy and from a sustainability perspective, the site is very suitable for receiving new housing.

West Fraserlands was developed with multi-family housing but lacks transit, retail and community services. For East Fraserlands to be successful as a complete community, there has to be sufficient housing and population to support full services, such as transit, community facilities and shops. The objective is to create a critical mass of population so the community can be complete while ensuring that it meets the high standards of livability that are expected of residential developments in Vancouver.

### Household and Income Mix

To create a stable, sustainable community that serves the needs of a variety of different people throughout their lifetimes, East Fraserlands must provide a range of housing types geared to a mix of household compositions and income levels. Housing that meets the needs of families with children will be an important aspect, but so will housing for young adults, the elderly and people with disabilities. Housing affordability is also a key issue.

## Comments from the 2003 Open Houses

### A residential future

People were very supportive of a residential future for East Fraserlands, however many temper their support with concern that the new community should have its own facilities and services, and not be reliant on existing neighbourhoods to provide them.

Residents felt that the development of the East Fraserlands should be based on principles of sustainability, ensuring that a mix of housing types are located within walking distance from transit, greenspace, shopping, schools, and community services.

### Population of 10,000

People are supportive of the notion of creating sufficient population so that East Fraserlands can sustain its own facilities and services. However there are concerns about a population of 10,000, in terms of traffic and impacts on local facilities such as schools, recreation facilities, parks, etc.

### Affordability, family housing and seniors

Other concerns about proposed housing include its affordability, to what extent families with children will be accommodated and whether the needs of seniors will be adequately addressed.

## Draft Policy Highlights

### Residential Use (section 2.2)

The target population for East Fraserlands will be 10,000 residents. This number of residents is expected:

- to provide sufficient population for the area to support transit, local shopping and services;
- to optimize the use of the site for housing in a sustainable way; and
- to support a variety of housing types serving a range of needs without overloading the services and facilities in the surrounding neighbourhoods.

★ The number of housing units and amount of residential floor space will be determined at the ODP phase based on analysis of traffic impacts, pressure on community facilities and site planning.

Residential developments will not be approved until the necessary infrastructure, public amenities and neighbourhood services provided by the developer are implemented under a phasing strategy set out within the ODP.



### Household and Income Mix (section 2.4)

To encourage a social mix, a variety of housing types including family housing, small units, and live-work units should be encouraged across the site.

The provision of ground-oriented units, such as townhouses, should be maximized.

To ensure affordability for low-income households, 20% of the housing units are to be of non-market tenure (non-profit, co-op, etc).

To ensure that families with children are part of the community, 25-35% of all units must be designed for families, as will the majority of the non-market housing.

A variety of housing types suitable for seniors should be considered in small developments near parks, shopping and transit. Providing supportive and assisted housing, and extended care should also be a goal.

To meet the needs of all people at varying levels of mobility and sensory ability, housing should be planned and built using the principles of Universal Design.

*(Universal Design: the design of products and environments to be useable by all people, to the greatest extent possible, without need for adaptation).*



A symbol of the earth marks policies that promote sustainability.

★ The red star marks policies that will be further informed by studies during the next phase - The Official Development Plan - please refer to Board 2 for more information or ask City Staff.

City of Vancouver

