

5 Residential Density

Introduction

Residential Density

Residential density in East Fraserlands will be controlled through limits imposed on the floor area that can be constructed and on the number of housing units permitted within a given land area. While these limits are usually set in the ODP and rezoning phases of planning, this Policy Statement sets an overall target population and establishes directions for how the density will be distributed across the site.

Comments from the 2003 Open Houses

Density

Many local residents felt that the proposed density was too high. Most cited increases in traffic congestion and stress on local services as the main concerns.

Draft Policy Highlights

Residential Density (section 2.3)

The objective for density is to make efficient use of the site and to ensure that public amenities and commercial facilities are provided to support a complete community.

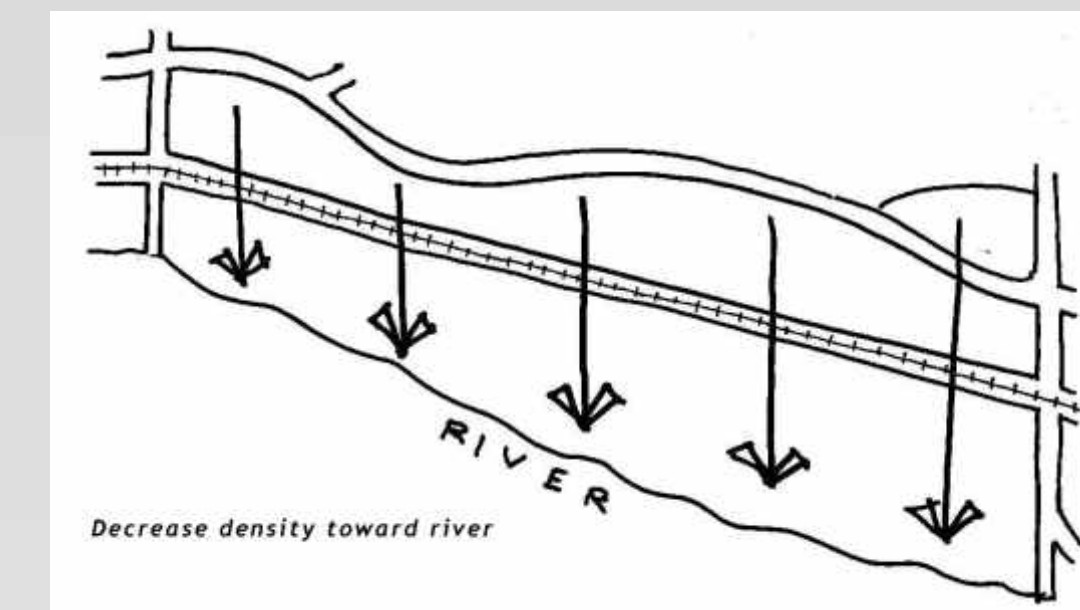
★ Early planning work suggests that an overall average density for housing in East Fraserlands of 2.0 FSR on net land area north of the CPR rail tracks and 1.5 FSR* south of the tracks may be feasible. The appropriate density will be finalized at the ODP phase, taking into consideration:

- building height and massing,
- views,
- provision of park space,
- housing unit mix,
- population.

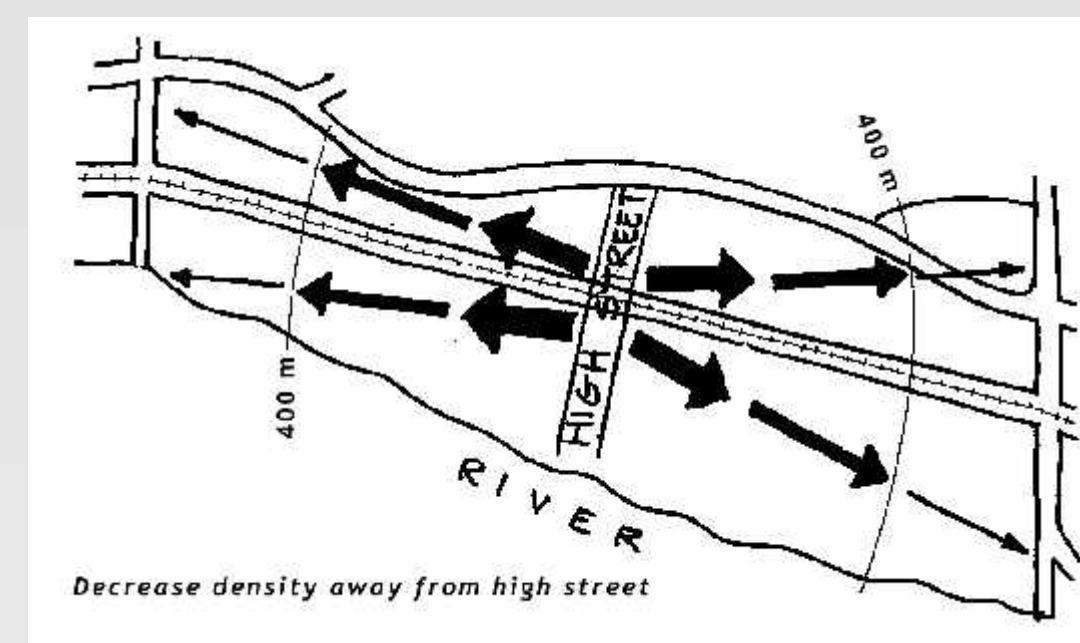
(*FSR - is a measure of the amount of building floor space on a given land area. For comparison, FSR's for West Fraserlands are 1.0 and 1.45, Champlain Heights 0.77 and Downtown South 5.0).

Density is expected to vary across the site, the distribution should follow these basic principles:

- a) decrease density toward the river's edge;

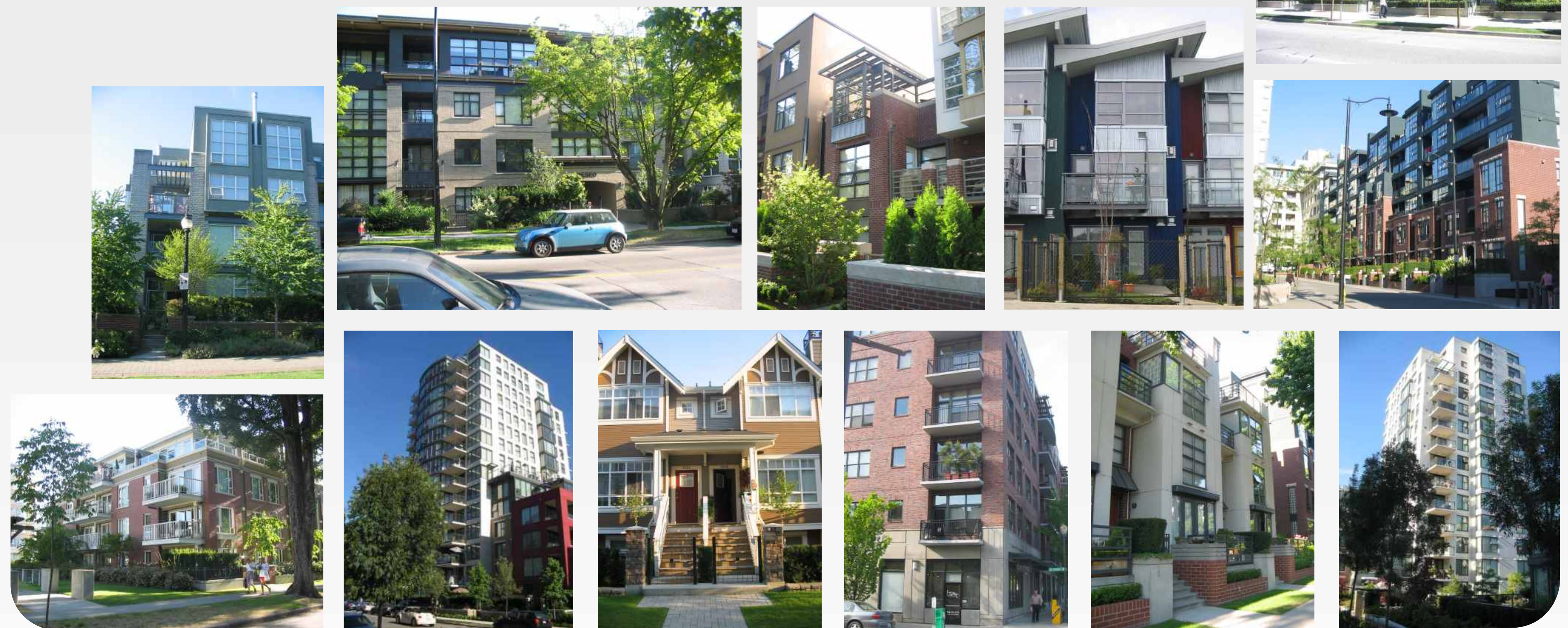


- b) encourage a walkable community by decreasing density away from the neighbourhood centre (high street);



- c) consider impacts on adjacent developments, such as on the east side of Kerr Street and north of Marine Way;
- d) consider higher densities next to parks where the green space can provide relief for the denser housing forms.

In addition to the above policies, the maximum densities will be based on livability of units, shadow and privacy impacts, height limits, views and general conformity to the objectives and policies of the Policy Statement.



🌍 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

