



City of Vancouver *Land Use and Development Policies and Guidelines*

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FRASER STREET REZONING POLICIES

Adopted by City Council on July 29, 1980

These policies apply to the RT-2 and C-2 zoned areas on Fraser Street between Kingsway and 37th Avenue and to the adjacent RS-1 area. The policies were adopted following a study of the Fraser Street area.

The existing RT-2 and C-2 zones are appropriate for this area. The current scale of development and types of activities within the commercial and residential zones provides an appropriate form of development for this part of Fraser Street.

There should be no expansion of the RT-2 and C-2 zoned areas. The commercial area is generally healthy; although there are some more marginal businesses and some vacant shops and services, the commercial area should be limited to its current boundaries. The surrounding residential area would not be able to support an increase in locally-oriented services and there is no need for additional general business zones in the city. In order to ensure the stability of the adjoining RS-1 areas across the lanes east and west of Fraser Street, no rezoning of single-family land should be permitted. Any rezoning would represent an intrusion into the single-family neighbourhoods in terms of use, density, and traffic.