

## 6. RESIDENTIAL - LOCATION AND DENSITY

### ISSUES

What portion of the Coal Harbour area is best suited to residential use and most compatible with continuing adjacent water and port activities? Is the microclimate there acceptable for residential use, especially in terms of the shadowing impacts from adjacent dense office tower development to the south?

Different densities contribute to differences in area character. What neighbourhood character is appropriate in the Coal Harbour area?

What density range will ensure livability for the appropriate population mix, and is equitable with major comprehensive community developments elsewhere in the core area? What density range is fitting in regard to adjacent densities now in place near Coal Harbour? What densities are required to meet the City's housing growth objectives?

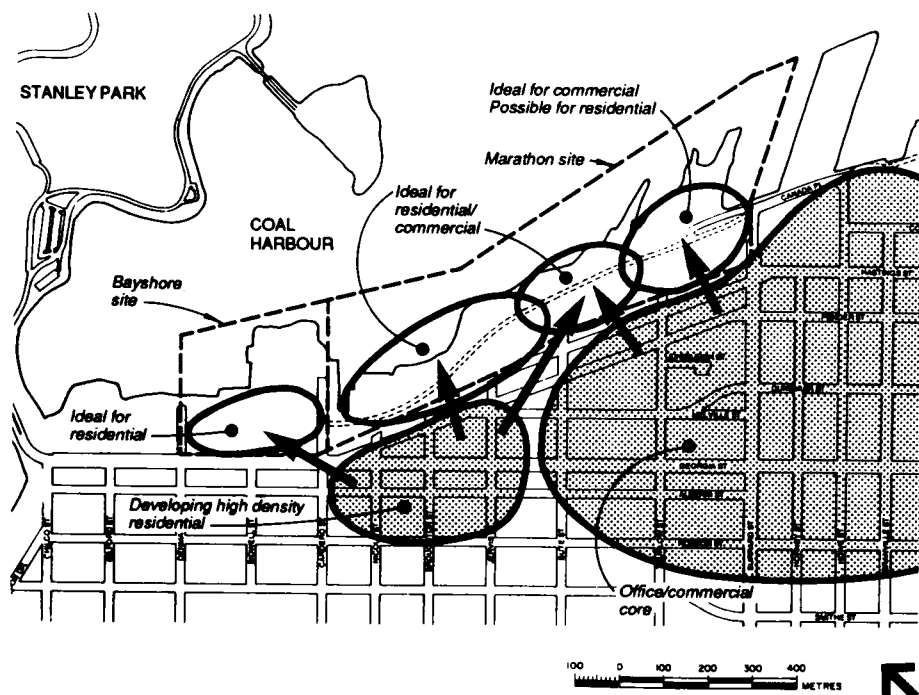


Figure 9. Local Context Map

### FACTS

The westerly area of Coal Harbour is closer to nearby local shopping amenities and the neighbouring West End residential area. The easterly portion of the site (e.g. Bute/Burrard) is closer to existing port activities and the Downtown commercial core.

Net densities for recent, adult-oriented, downtown projects approved by Council range from 150 - 300 upa at 4.0 - 6.0 FSR, depending on whether these are individual projects (higher densities) or larger neighbourhood areas (lower densities). The West End has an overall density of about 150 upa and 2 - 3 FSR. The portion of the West End fronting the south side of Georgia Street between Cardero and Chilco Streets, which is immediately adjacent to the westernmost part of the Coal Harbour area (Bayshore site), has been recently rezoned to RM-6 with a maximum net density of 2.5 FSR. New zoning for Downtown South could have net densities up to 200 upa and 5 FSR.

An escarpment site on the north side of the 1300 block West Pender Street adjacent to the Marathon site has been recently rezoned for high density residential use at a net FSR of 5.1, based on the gross site area.

Storage and shipment by rail of dangerous goods from the Coal Harbour area was discontinued in 1986.

South False Creek has an overall net density of 57 upa and 1.3 FSR.

The Pacific Place site in North False Creek has been recently rezoned with an overall net density of up to 100 upa and 2.7 FSR.

The Granville Slopes Neighbourhood Concept Plan has been recently endorsed by Council at an overall net density of up to 150 upa and 4.0 FSR.

The Station/Lafarge site in East False Creek has been recently rezoned with an overall net density of 120 upa and 3.3 FSR.

### PAST POLICY

#### 1978 DRAFT CWD ODP (based upon policies approved in 1976):

- Residential use encouraged, particularly within the western Sub-areas.
- Total residential population in the Coal Harbour portion of the Central Waterfront should be approximately 7,200 in 4,500 units (more than 80% of anticipated total CWD population).
- Residential density in Sub-area 1 (Cardero/Bute) should be 2.5 GFSR maximum, not to exceed 140 upa (gross). This typically translates to about 5.0 FSR net and 200 upa net.
- Residential density in Sub-area 2 (Bute/Burrard) should be 1.7 GFSR maximum, not to exceed 100 upa (gross). This typically translates to about 3.5 FSR net and 130 upa net.

**1979 CWD ODP (Revised):**

- Residential use was deleted from the By-law because of concern about dangerous goods movement and residential safety.

**POLICY**

**RESIDENTIAL LOCATION**

Encourage residential development in those areas ideally suited for residential uses (primarily at the western part of the area) and allow other uses in areas less suitable for residential uses and/or better suited to other uses (primarily at the eastern part of the area). (See figure 9 on page 11)

**RESIDENTIAL DENSITY**

Recognizing the high density context of the immediately adjacent downtown and West End areas, the overall City objective to encourage residential opportunities close to downtown work places to minimize transportation impacts, the relatively small size and narrowness of the site, and its high amenity potential next to the large expanse of the Burrard Inlet waterfront - allow high average residential densities in the Coal Harbour area comparable to those permitted on or near other waterfront locations in the downtown peninsula. These densities are subject to livability criteria being met and an overall community design proving acceptable.

Encourage a density transition in the Coal Harbour area that relates to its downtown and waterfront context. Allow higher densities at the eastern and rear portions of the site adjacent to the high-density Downtown District. Encourage lower densities adjacent to the waterfront edge and at the western part of the site that is closer to the West End and Stanley Park.

Density is only one measure of community character. Other aspects that will be considered in evaluating residential communities include the creation of areas of distinctive character, the creation of identifiable spaces with a sense of private enclave, appropriate integration of community/commercial services, linkages, and open space character, as well as other good site planning principles.

Residential neighbourhoods throughout the area should have diversity in densities and other traits in response to neighbouring characters, area-specific characteristics and household mix.

The appropriate measures of density should include both units per acre which suggests population projections for services, and floor space ratio which suggests the bulk of development.

All housing designed for households with small children should meet the criteria contained in the Council-approved publication "Guidelines for High Density Housing for Families with Children". All housing should meet general livability criteria, normally applied in a downtown setting.

Provide a density incentive to encourage the provision of affordable rental accommodation in the Coal Harbour area.

Calculate social and family requirements on the base density only, excluding the rental housing component from social and family housing requirements.

**DENSITY TARGETS**

The average net base density, not including the rental housing incentive, for all residential development in the Coal Harbour area should not exceed 2.75 FSR.

Within this total target average, the following should be the various average target base densities for major residential development areas in Coal Harbour not including the rental housing incentive:

- (i) Bayshore site (Denman to Cardero Street) - up to 2.00 FSR net;
- (ii) Marathon west site (Cardero to Jarvis Street) and including the escarpment properties along the north side of the 1300 to 1500 blocks West Pender Street - up to 2.75 FSR net; and
- (iii) Marathon east site (Jarvis to Thurlow Street) - up to 3.5 FSR net.

Provide a density incentive of 0.5 FSR net for the construction of rental accommodation, with units not larger than 750 square feet (net), over the entire Coal Harbour site between Denman and Thurlow Streets.

The finally approved average densities may range marginally below or above these figures, based upon the detailed design process confirming that residential livability concerns as well as other public objectives are well satisfied.

For projects targeted for households with children, the typical net density should be in the range of 50 - 80 units per acre. Given standard units sizes, typical net FSR will be 1.5 - 2.2. Where site conditions are particularly advantageous and subject to livability criteria being met, density for such housing could range up to 110 units per acre, or about net FSR of 3.0.

For projects targeted for households without children, the typical net density should be in the range of 90 - 165 units per acre. Given standard unit sizes, typical net FSR will be 2.5 - 5.0. Where site conditions are particularly advantageous and subject to livability criteria being met, density for such housing could range up to 200 units per acre, or about net FSR of 6.0.