

4. RESIDENTIAL - LOCATION AND DENSITY

ISSUES

- Different densities contribute to different neighbourhood characters. What characters are appropriate in the False Creek basin?
- What densities are suitable for households with children? For households without children?

FACTS

- Residential development in the basin can accommodate people close to downtown jobs, reducing commuting costs.
- There is an imbalance between commercial and residential development potentials in the city.
- Most areas of the basin are desirable places to live. Less desirable areas are around the bridgeheads, viaducts and stadium.
- It is useful when planning a residential community to distinguish between households with and without children because of their varying housing and community needs.
- South False Creek maintains an overall density of 57 units per acre (upa). Individual projects with high components of households with children include:

Alder Bay Co-op	40 upa / 0.9 FSR; 90% family units.
Wellington	93 upa / 1.9 FSR; 50% family units.
Twin Rainbows	102 upa / 2.2 FSR; 60% family units.
Marina Co-op	128 upa / 2.7 FSR; 80% family units.

- Recent, adult-oriented, downtown projects range from 190-300 upa at 5.0 FSR (floor space ratio).
- Nearby projects in Southeast Granville Slopes include: - Admiralty - 110 upa / 3.5 FSR - Seawalk - 160 upa / 4.2 FSR.

- The West End has an overall density of about 150 upa and 2 - 3 FSR. Kitsilano has an overall density of about 80 upa and 1.5 - 2.0 FSR. The proposed zoning for Downtown South envisions densities up to 250 upa and 5 FSR.

PAST POLICY

- 1972-73 - family 20-40 upa; non-family 40-150 upa; maximum 150 upa.
- 1981-82 - 7500 + units; family 40-50 upa; non-family 40-150 upa; average 110 upa.
- 1983 (Staff Response to B.C.Place) - 8551 units; family 110 upa average; non-family 160 upa average; 144 upa average.
- North Park - 2600 units; family 110 upa maximum; non-family 150 upa maximum; 137.5 upa average; 3.0 FSR.

POLICY - PRINCIPLES

- The False Creek basin should develop as a predominantly residential area to achieve regional and City objectives and recognize the special amenity of the basin as a place to live. Other land uses could be considered in those areas environmentally unsuited to a residential community, to extend existing land use patterns and to add diversity and serve basin residents. Areas of residential suitability are mapped below.
- 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, appropriate integration of community and commercial services, linkages, open space character and other good site planning principles.

- Residential neighbourhoods throughout the basin 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 children should meet the criteria contained in the North Park Official Development Plan for family housing and have regard to the additional elements noted in the Planning Department publication "Housing Families at High Densities".

POLICY - SPECIFIC TARGETS

- The majority of housing for households with children should be developed at a net density in the range of 50 to 80 units per acre. Where site conditions are particularly advantageous, the density could range up to 110 units per acre. Given standard unit sizes, the average floor space ratio should be in the range of 1 to 1.75 net.
- Developments oriented to households without children would be expected to have an average density in the order of 110 units per acre net ranging above and below this based on site constraints and opportunities. The average FSR should be in the order of 3.0 net.
- Densities higher than the target densities may be approvable if the overall community design proves acceptable.

