

Neighbourhoods

The plan will recognize the character of the neighbourhoods, protect the existing rental stock, and provide opportunities for laneway infill housing.



Neighbourhood Character

As the West End has grown and evolved over the past 130+ years, it has developed a rich character defined by quiet, tree-lined streets, a diverse mix of buildings, and access to a variety of local services and amenities. While the building stock is aging, it is generally in good condition with significant reinvestment, and it provides relatively affordable housing for a highly diverse population.

Emerging Neighbourhood Directions



- Affirm the high-rise and mid-rise tower separation guidelines and height limits.
- Protect existing market rental housing stock through the City’s Rate of Change Bylaw.
- Recognize and respect the West End character by:
 - Ensuring green, landscaped building setbacks from the street;
 - Ensuring a diversity of building architectural styles; and,
 - Limiting use of glass curtain walls in building construction.
- Enhance laneways as secondary walking routes with defined sidewalks, lighting and landscaping where possible.
- Encourage low-rise, ground-oriented laneway housing (3-6 storeys) that provides 100% market rental housing, particularly for families with children and seniors.
- Support the retention of single-family houses by allowing strata title laneway housing.
- Potential new growth for up to 1,500 new residents in ground-oriented rental housing.