

West End Residential Development Capacity Estimates

The residential development capacity of a neighbourhood, or how much new housing could be constructed in the area, can be estimated in two ways – by looking at development capacity or zoned capacity.

Development Capacity Model (estimate to 2041)

This is the City's standard approach for estimating growth. The model is a supply-based approach that forecasts to 2041. It is based on actual rates of development and takes into account constraints in identifying redevelopment sites (e.g. Rate of Change Policy for Rental Housing). It also reflects existing City land use policy in addition to current zoning.

Zoned Capacity Calculation

The zoned capacity calculation is in response to the February 2012 Council motion requesting these estimates. This model is a supply-based approach that has no time constraints. It ignores existing City land use policy and is simply a “build-out calculation” that assumes the maximum residential floor space could be built on each site based on existing zoning.



For the West End community planning process, which is currently underway, the following estimates are based on existing policy and current zoning rather than any potential outcomes of the planning process.

Zone	2011		Development Capacity Model to 2041		Zoned Capacity Calculation	
	Population Estimate*	Dwelling Count†	Population Estimate**	Dwelling Estimate	Population Capacity**	Dwelling Capacity
Mixed Commercial/Residential (C)	1,710	1,186	1,980	1,380	3,900	2,710
Comprehensive Development (CD-1)	5,710	3,166	7,300	4,050	7,300	4,050
Downtown District (DD)	2,030	1,478	2,350	1,720	7,600	5,540
Apartment (RM)	36,880	27,026	37,470	27,460	38,600	28,290
Total	46,330	32,856	49,100	34,610	57,400	40,590

Disclaimer: The table reflects a set of calculations as of October 2012. As zoning and policy is subject to regular change, the table only reflects a point in time.

* Population figures are estimated as zoning district boundaries and census blocks do not match. Data is based on Statistics Canada Census 2011 and includes a four per cent undercount.

† Dwelling count is calculated from BC Assessment records and City of Vancouver development tracking.

†† The maximum population capacity is determined using an estimate of floor space per person.

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Assumptions used in the estimates of future West End population and number of dwellings

A number of assumptions factor into the estimates of future population and dwellings. Illustrated examples comparing the two models are included on the next page.

1. DEVELOPMENT CAPACITY MODEL TO 2041

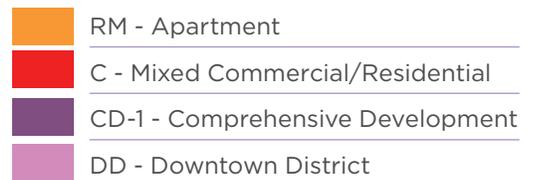
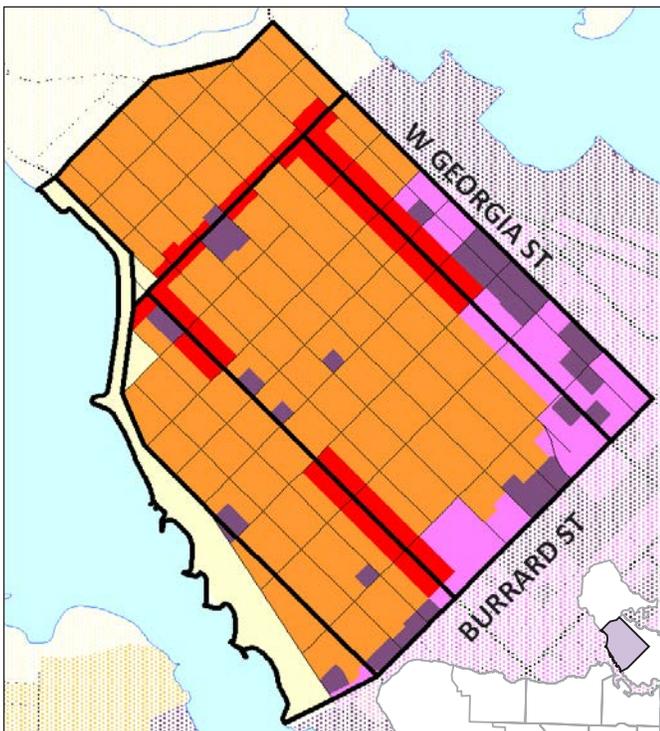
- a) Estimates include projects: completed since 2011, under construction, and approved for development but not yet started. These all represent population capacity. Examples in the West End include the Alexandra tower on Denman Street and the Pacific Palisades conversion from hotel to rental housing on Robson Street.
- b) Nine potential sites in the West End were identified as being likely to be developed by 2041. Some are current development inquiries such as 1401 Comox Street and others are potential sites for development such as the former gas station site on Burrard Street and the White Spot restaurant on West Georgia Street.

- c) Potential development site units were estimated at 980 square feet per unit (gross) – the average size of a West End unit built in the past 10 years.
- d) Apartment (RM) zones currently have a restriction on the redevelopment of property which requires 100 per cent replacement or ‘zero rate of change’ of existing rental housing. This restriction applies to all projects with six or more dwellings. Stratified development was excluded from development consideration. Capacity in the RM zones was calculated by applying the rate of development experienced in the past 10 years to the remaining RM development sites.
- e) Land zoned as commercial (C-5 and C-6) are assumed to be developed as commercial-only buildings which is consistent with current development trends.

2. ZONED CAPACITY CALCULATION

- a) Parks, schools, and institutional sites were removed from calculations.
- b) It is assumed that every existing land parcel is built to its maximum permitted residential density.
- c) Development is unconstrained by time.
- d) Existing policies for retention and protection of heritage and Single Room Occupancy hotels (SROs) as well as existing rezoning policies were not taken into consideration.
- e) Zoned capacity was calculated at the density permitted under the current zoning. For example, 1199 Burrard Street was calculated at 5.5 floor space ratio (FSR) for residential capacity which is the maximum allowed under the current zoning. If a developer seeks a rezoning and Council approves it, then the capacity would increase. An example is the Burrard Baptist Church, where the approved rezoning has increased the density above zoning.

West End Zoning Map



Comparing the City's Development Capacity Model with Zoned Capacity Calculation

EXAMPLE 1: St. Paul's Hospital

Development Capacity Model to 2041



Assumes the site remains a hospital with 4,700 jobs.

Zoned Capacity Calculation



Assumes the site would be redeveloped with residential units for 2,500 people, resulting in the loss of 4,700 jobs.

EXAMPLE 2: Laneway Housing

Development Capacity Model to 2041



Assumes growth of 10,000 people by 2041 based on actual rate of development of 230 units per year.

Zoned Capacity Calculation



Assumes all laneway houses would be redeveloped, adding 88,000 people but it could take 300 years to build out.

EXAMPLE 3: Little Mountain

Development Capacity Model to 2041



Assumes build-out based on recently adopted policy which allows rezoning and redevelopment to create 1,475 to 1,625 units.

Zoned Capacity Calculation



Assumes no rezoning as the Little Mountain policy is not taken into account. Illustration represents development at existing zoning which allows approximately 970 units.