

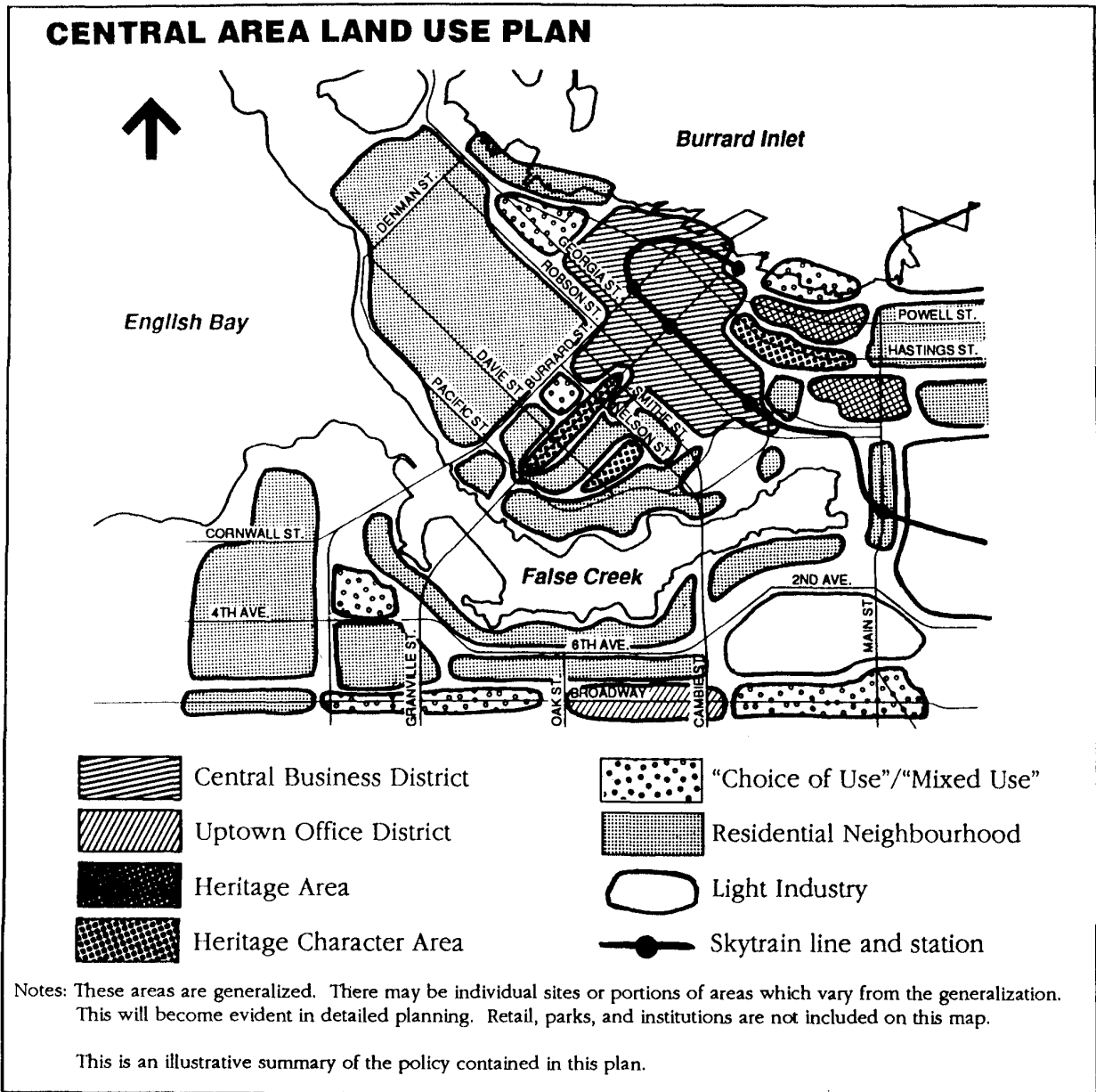


# City of Vancouver Land Use and Development Policies and Guidelines

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## CENTRAL AREA PLAN: GOALS AND LAND USE POLICY

Adopted by City Council December 3, 1991



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The following land use policies and actions are extracted from the **Central Area Plan: Goals and Land Use Policy** and generally apply to the entire Central Area as shown on the map on the cover page. The numbers preceding the following policies correspond to those in the Plan. Area specific policies and actions are available in separate documents.

## Office Policy

### **Policy 1.4 Improve Office-Transportation Capacity Balance**

Improve the balance between office and transportation capacity. Consider more stringent growth controls only if proven necessary.

Action: Seek reductions in office zoned capacity in areas outside defined CBD and Uptown.

## Business Support Services Policy

### **Policy 2.1 Provide Support Service Opportunities with Residential and Commercial**

Provide a variety of opportunities, in appropriate commercial and residential areas and where supportive of other policies in this Plan, for support services to continue to locate close to the central business district.

Actions: Allow limited (and compatible) small-scale commercial/support uses in selected residential areas, especially where an alternative to housing units is desired on the lower floors for livability purposes.

Recognize that protecting areas with heritage character can also provide location opportunities for support services - particularly Gastown, Yaletown and Victory Square.

## Housing Policy

### **Policy 3.4 Seek Housing Diversity**

Seek opportunities for housing diversity in new areas. Encourage housing for families with children wherever possible.

Action: Continue to seek housing diversity - rental tenure and affordability and family housing where suitable - as part of area planning for new housing areas. (Implementation strategies include requirements as part of comprehensive redevelopment plans and development levies for areas with multiple ownership.)

### **Policy 3.6 Use Development Levies**

Use development levies to help provide for community needs in areas being rezoned as new neighbourhoods; until levies are in place, determine strategies to obtain needed amenities.

Actions: Continue Council's initiative to establish development levies for community needs in areas being rezoned to new neighbourhoods.

When considering increased housing densities for new areas, require community amenity contributions as a condition of site specific rezoning.

## Livability Policy

### **Policy 4.1 Provide Variety of Densities**

Select area densities based on a range of considerations including design, supporting services, demographics, and past experience. Provide variations in density to create areas with different residential character and to serve different lifestyles.

Actions: Incorporate a variety of densities in sub-area planning in the central area. Approach rezoning of areas to FSR 2.5+ with regard to area history and existing conditions; specific design considerations; area suitability and opportunity for different lifestyles; the availability of, or ability to provide, supporting facilities and services; and experience with similar areas.

Refine and expand existing high-density livability guidelines for use in developing area zoning, guidelines, and policies, as well as for evaluating individual projects where appropriate area regulations and guidelines do not exist.

**Policy 4.4 Limit Mixes**

Limit incompatible mixes and create most housing in areas identified as primarily residential neighbourhoods.

Actions: Encourage housing mostly in areas that will be predominantly housing rather than housing as a minor use among other uses.

In areas designated as primarily housing, limit restaurant, retail, and entertainment uses; ensure that the list of minor commercial uses permitted will be compatible with housing; and develop design solutions to address concerns such as restaurant noise and odours.

Retail Policy

**Policy 5.1 Limit Retail Concentration**

Promote a variety of retail districts by limiting retail concentration. Require impact studies/market analyses for any proposals to add retail zoned capacity or to build new retail developments of more than 100,000 square feet.

Actions: Define retail as a separate use in the by-laws and assign to it a density that generally permits up to two levels of street-oriented retail. (Street-fronting department stores may exceed two levels, as may some internally-oriented retail.)

As with Coal Harbour, International Village, and False Creek North, retail critiques or impact studies should be commissioned by the City to evaluate retail proposals and the proponents' market studies, by answering the following types of questions: what amount of retail is justified and under what assumptions; what critical mass is necessary relative to existing comparable areas; and what impact is expected on other existing or desired retail areas.

**Policy 5.3 Ensure Retail Contributes to Public Streets**

Ensure that retail contributes primarily to street activity and to the streets as the significant public spaces.

Actions: Integrate this policy into central area by-laws and guidelines, using the criteria described below to assess proposals for retail that is not traditional street-fronting.

Encourage development proposals to meet the following criteria:

- A small mall can provide some variety to a shopping street where it is a limited amount relative to its context and does not alter the street-fronting pattern of its retail district.
- A small amount of underground retail that accompanies a major office building in the corporate core (not located on a street requiring retail) can serve as a day-to-day convenience for the building's employees.
- Special opportunities may exist at unique waterfront locations to bring public activities close to the water through speciality retail developments.
- There may be a special opportunity to create a unique new public space in a strategic downtown location, reinforced by shops and restaurants. "Public space" must be defined carefully. Essentially, a public space should be as public as a sidewalk.
- There are opportunities for retail to facilitate the retention of heritage buildings. The Landing, Sinclair Centre, and City Square are examples. Such projects should be designed to be as street-fronting as possible.

**Policy 5.4 Seek Council Direction on Special Cases**

Where a retail proposal is a significant increase to retail capacity and includes a significant amount of retail that is not solely street-fronting, but in the opinion of the Director of Planning may meet the criteria outlined in Policy 5.3, the Director of Planning

may seek direction from Council before proceeding with impact studies and other detailed evaluation. Where a retail proposal does not meet the criteria, but in the opinion of the Director of Planning may warrant further discussion, the Director of Planning will also seek Council advice before proceeding with impact studies and detailed evaluation.

Action: Include this policy in central area by-laws and guidelines.

**Policy 5.5 Limit Underground Links**

Permit underground links only for rapid transit and only for limited distances, to sites immediately adjacent to or directly or diagonally across the street from the transit station. Limit retail in links.

Actions: Integrate policy into central area by-laws and guidelines.

Discourage proposals which contravene this policy.

**Policy 5.7 Create Interest on Non-Retail Streets**

On streets without retail, enhance pedestrian interest and comfort through other means.

Action: Continue to pay particular attention to the design of the lower pedestrian levels of developments when developing area plans and guidelines and through the development permit process.